



4 Lapstone Close Nettleton, Lincolnshire LN7 6BT

Nestling at the base of the Lincolnshire Wolds in an area of outstanding natural beauty is this fabulous 5 BEDROOM DETACHED FAMILY HOME. No 4 is one of 5 properties built in this private cul de sac located directly off Cooks Lane and lies within catchment of the highly regarded Caistor Grammar School. The spacious and very well presented accommodation includes: Impressive entrance hall, cloaks/wc, home office, formal lounge, stunning living dining kitchen and utility room to the ground floor plus 5 bedrooms, 3 with en suites and a family bathroom/wc to the first floor. Double attached garage. Gas central heating system. Double glazing. Front garden with off road parking and a superb enclosed rear garden including an excellent outside entertaining area. NO FORWARD CHAIN.

£499,995

- STUNNING DETACHED FAMILY HOME
- LOUNGE & HOME OFFICE/DINING ROOM
- FABULOUS LIVING DINING KITCHEN
- UTILITY ROOM & CLOAK/WC
- FIVE BEDROOMS
- THREE EN SUITES & FAMILY BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GARAGE
- FRONT & REAR GARDENS WITH ENTERTAINING AREA



DESCRIPTION & LOCATION

Nettleton nestles at the base of the famous Lincolnshire Wolds close to the Roman market town of Caistor with all of its excellent facilities including shopping, bus services, public houses/restaurants and schooling. Lapstone Close is situated at the bottom of Cooks Lane which is opposite the Salutation Arms public house and is a private cul de sac of five detached family homes. The exact location of this property using What Three Words is Random. Mocked. Fewer.

This property was built in 2021 and still has the remainder of its 10 year building warranty outstanding and is constructed to a high standard with quality interior fittings throughout together with a fabulous Alfresco entertaining area.

ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

IMPRESSIVE ENTRANCE HALL

Approached via a grey composite entrance door with a large double glazed side panel which allows addition sun light to flood into this double height entrance hall which is completed by a stunning oak and glass staircase. Quality LVT flooring with under floor heating. Inset spot lights to ceiling, wall light points plus a large pendant ceiling light which hangs from the upstairs landing area.



CLOAKS/WC

Fitted with a concealed wc and a vanity unit together with a feature tiled wall with matching splash backs, LVT flooring with under floor heating and an extractor fan. Inset spot lights to ceiling.



DINING ROOM/HOME OFFICE

13'5" x 9'8" (4.09 x 2.95)

A multi purpose room which is situated at the front of the property having a dual aspect with double glazed windows to the front and side elevations, LVT flooring with under floor heating and two wall light points plus a central light point.



FORMAL LOUNGE

11'7" x 14'7" (3.54 x 4.46)

This cozy formal lounge has two double glazed windows, LVT quality flooring plus three wall light points and is approached via a glass door with matching side panel from the main hallway.



FORMAL LOUNGE



LIVING DINING KITCHEN

22'11" x 21'3" (6.99 x 6.5)

This fabulous open plan living dining kitchen is a must for every modern family and is the heart of the home having double glazed bi folding doors flanked by double glazed windows to the rear plus a superb Lantern roof light allowing additional light during daylight hours. The whole area is again fitted with quality LVT flooring with under floor heating and inset spot lights to ceiling. The kitchen area is fitted with an abundance of contemporary styled Navy blue base and wall units incorporating an integrated dishwasher, fridge & freezer together with built in double ovens, microwave, induction hob with a ceiling extractor fan above all by Miele . The contrasting white marbled granite work surfaces are inset with a white sink which includes a boiling hot water tap and gold splash back wall boarding above. To complete this room is a huge matching breakfast bar/island unit again with Navy base units and a white marbled effect granite top which provides a natural divide between the sitting and kitchen areas. Double glazed window to the side elevation above the sink area.



LIVING DINING KITCHEN



KITCHEN AREA



SITTING AREA



UTILITY ROOM

9'8" x 9'8" (2.95 x 2.97)

Fitted with white base and wall units again having white granite work surfaces inset with a white sink having space beneath for washing machine and tumble dryer.. In addition there is a unit which houses an American fridge freezer (not included in the sale) plus a double floor to ceiling storage cupboard. LVT flooring with under floor heating. Inset spot lights to ceiling. Rear door and personal door which leads into the double garage.



UTILITY ROOM



FIRST FLOOR

L SHAPED LANDING

This large L shaped landing has an impressive double glazed window to the front elevation including glass internal Juliet screen which matching the glass balustrade. Inset spot lights to ceiling.



LANDING



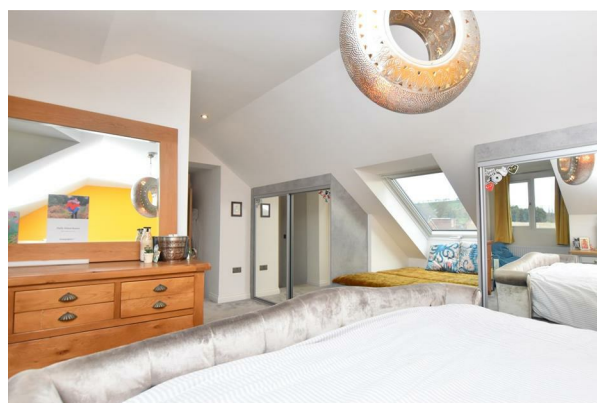
BEDROOM 1

23'2" max x 20'0" max (7.08 max x 6.11 max)

This fabulous master bedroom is fitted with two banks of fitted wardrobes one having mirrored fronts, radiator and inset spot lights to ceiling. Two Velux windows plus a double glazed window to the rear elevation. Radiator.



BEDROOM 1



EN SUITE SHOWER ROOM

5'3" x 5'10" (1.62 x 1.79)

This fully tiled en suite includes a walk in shower area with a glass screen with twin shower heads and a vanity unit comprising a concealed wc and sink having an illuminated mirror above. Matching tiled flooring. Heated towel rail and Velux window.



BEDROOM 2

9'9" x 11'5" (2.98 x 3.48)

Double glazed window to the rear elevation, radiator and a back of floor to ceiling fitted wardrobes.



BEDROOM 2



WALK IN WARDROBE

3'4" x 4'3" (1.02 x 1.3)

With open access from the bedroom this useful walk in wardrobe area is fitted with built in cupboard and drawer units. Access to roof space.

EN SUITE SHOWER ROOM

6'1" x 5'7" (1.86 x 1.71)

Fitted with a walk in shower cubicle having twin heads and a glass fronted screen plus a concealed wc and a vanity unit with an illuminated mirror above. Tiled walls and floor. Heated towel rail and inset spot lights to ceiling.



BEDROOM 3 (FRONT)

13'4" x 9'7" (4.07 x 2.93)

Double glazed window radiator and again having a double floor to ceiling wardrobe.



BEDROOM 3



EN SUITE SHOWER ROOM

6'1" x 3'11" (1.86 x 1.2)

Fitted with a walk in shower cubicle having a twin headed shower spray, a wc and wall mounted sink with an illuminated mirror above Tiled walls and floor. Heated towel rail. Extractor fan.



BEDROOM 4 (FRONT)

11'5" x 8'0" (3.48 x 2.45)

Double glazed window, radiator and a double floor to ceiling fitted wardrobe.



BEDROOM 4



OFFICE/BEDROOM 5

6'1" x 9'8" (1.86 x 2.97)

Double glazed window to the rear elevation. Radiator.



FAMILY BATHROOM/WC

6'0" x 9'3" (1.85 x 2.84)

Having a suite in white comprising a free standing oval bath including a hand held shower spray, a walk in shower cubicle, vanity unit with an illuminated mirror above and a low flush wc. Tiled walls including a dark grey herringbone accent wall. Tiled flooring. Heated towel rail. Extractor fan. Double glazed window.



FAMILY BATHROOM/WC



OUTSIDE



DOUBLE ATTACHED GARAGE

17'8" x 18'8" (5.40 x 5.70)

Electric door to the front and doors to the rear and utility room. Light and power. Electric car charger.

THE GARDENS

The property stands on a generous sized plot with the fore garden being block paved which provides additional off road parking and includes a well stocked flower bed. The rear garden has the benefit of an open air enclosed dog run which is situated close to the house. This garden has open aspect to the rear and is mainly lawned with a large Sandstone patio area situated close to the property plus an outdoor kitchen (not included in the sale but could be purchased separately). Steps leads up to the covered grey composite decking area which houses the hot tub again which is available by separate negotiation.



PATIO & KITCHEN AREAS



ENTERTAINING AREA



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold, but as previously mentioned these five properties are situated in a private cul de sac and there is a management company set up by the residences with an annual fee of £100 which is for maintenance of the common areas, running of the company etc. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - F

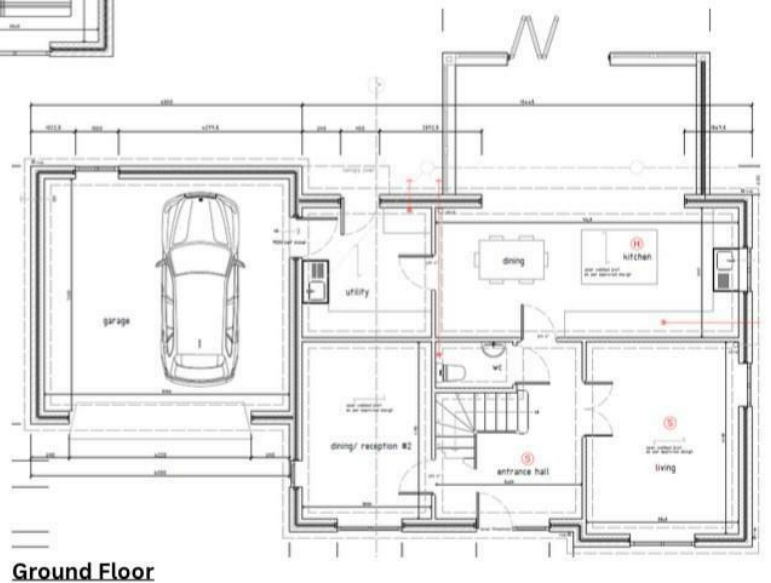
EPC - B

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | 86 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.