



Lodge Lane, Nettleham

£600,000



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Stunning individual build with open views across countryside. Currently under construction and being finished to a very high specification this detached five bedroom property offers flexible living with a 35ft kitchen/living/diner with bi fold doors onto the garden, high quality Nolte with Siemens appliances, energy efficient features including air source heat pump with under floor heating. To the ground floor there are three bedrooms and two bathroom and to the first floor are a further two bedrooms and a third bathroom. The property is set within a private location but with easy access to all village amenities.

#### Entrance Hall

Open Plan Living/Kitchen/Dining 7.13m x 5.1m  
(23'5" x 16'8")

Living Area 5.99m x 5.37m (19'8" x 17'7")

Kitchen Dining Area 7.13m x 5.1m (23'5" x 16'8")

Utility 3.68m x 1.67m (12'1" x 5'6")

Bedroom One 5.1m x 5.02m (16'8" x 16'6")

En Suite 2.67m x 1.52m (8'10" x 5'0")

Bedroom Two 3.66m x 2.58m (12'0" x 8'6")

Bedroom Three 5.11m x 3.12m (16'10" x 10'2")

Family Bathroom 2.75m x 2.67m (9'0" x 8'10")

#### First Floor Landing

Bedroom Four 6.05m x 3.79m (19'10" x 12'5")

Bedroom Five 5.62m x 3.8m (18'5" x 12'6")

Upstairs Family Bathroom 2.78m x 1.99m (9'1" x 6'6")

#### Agent Notes

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