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Lapstone Close, Nettleton



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property it must b


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£445,000



IMMACULATELY PRESENTED EXECUTIVE DETACHED HOME. Popular Wolds Village Location, spacious & flexible accommodation comprising reception hall, wc, lounge, dining room, breakfast kitchen, utility, 4 bedrooms, ensuite, dressing room & bathroom. LANDSCAPED GARDENS, DOUBLE GARAGE & DRIVEWAY. NO ONWARD CHAIN

Key Features

- Executive Detached Family Home
- Immaculately Presented Throughout
- Spacious & Flexible Accommodation
- Popular Wolds Village Location
- Private & Quiet Cul de sac Location
- High Specification Finish
- EPC rating B
- Tenure: Freehold



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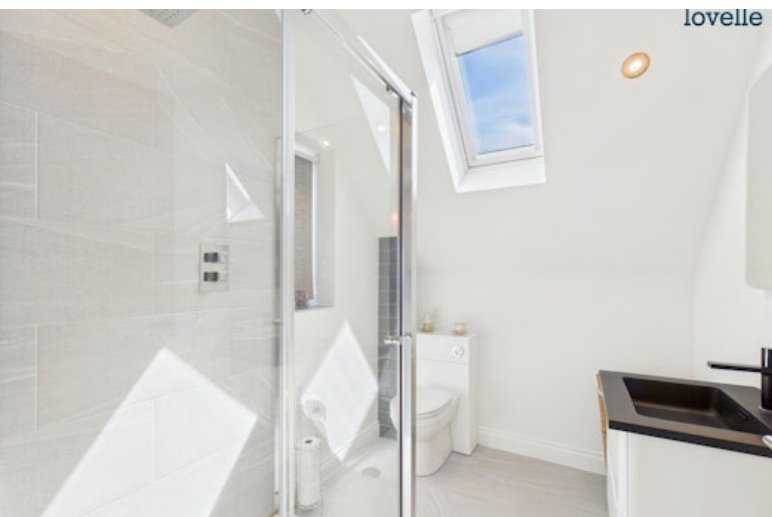
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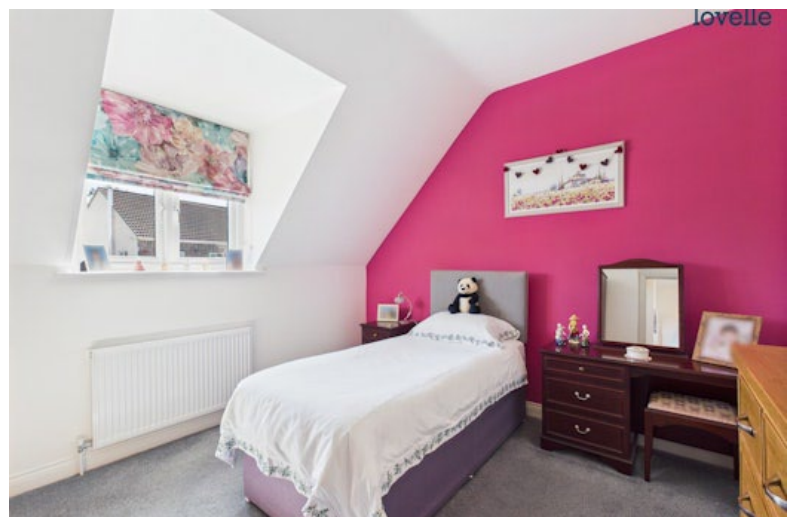
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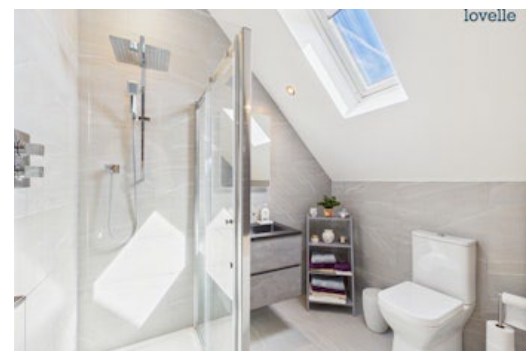
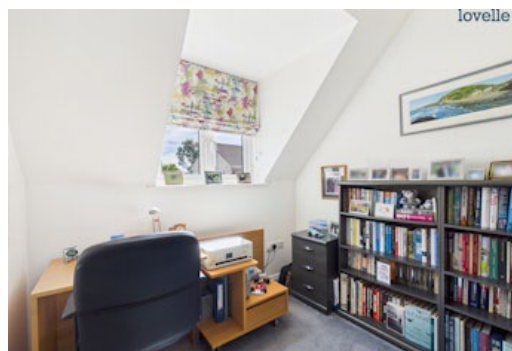
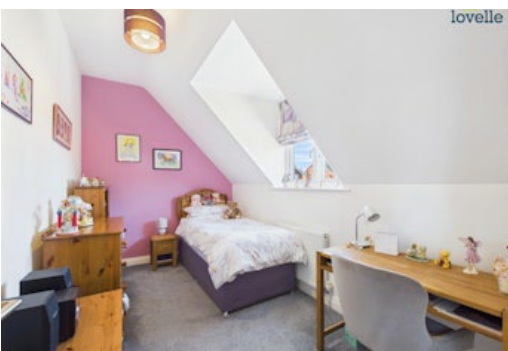
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Situation

Nettleton is a scenic village nestled in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Just a short drive from Caistor, it offers a peaceful rural setting with excellent access to nearby towns and transport links. The village is surrounded by beautiful countryside, including Nettleton Woods and the Viking Way, making it ideal for walkers and nature lovers. Families are well served by nearby Caistor Grammar School and Caistor Church of England Primary School, both highly regarded. Local amenities include a friendly village pub, with shops, healthcare, and leisure facilities available in Caistor. With its strong community feel, outstanding schooling, and convenient location, Nettleton offers the best of countryside living with modern convenience.

Reception Hall - 3.05m x 4.97m (10'0" x 16'4")

entrance via oak framed portico entrance, composite entrance door, adjoining side screen, LVT flooring, underfloor heating, double glazed window to front aspect and oak stair case to first floor accommodation

WC / Cloakroom - 2m x 11.11m (6'7" x 36'6")

low level WC, vanity hand wash basin, LVT flooring, underfloor heating and double glazed window to front aspect

Lounge - 5.89m x 4.01m (19'4" x 13'2")

double glazed window to front aspect, LVT flooring, underfloor heating and uPVC French doors to rear

Dining Room - 2.71m x 3.77m (8'11" x 12'5")

double glazed window to rear aspect, LVT flooring and underfloor heating

Breakfast Kitchen - 5.58m x 3.99m (18'4" x 13'1")

a range of modern fitted wall and base units, central island, granite worksurfaces, breakfast bar, sink unit, induction hob, extractor, integrated dishwasher, integrated microwave, electric oven, integrated fridge freezer, LVT flooring, under floor heating, double glazed windows to front and side aspect and uPVC French doors to rear

Utility Room - 2.52m x 2.32m (8'4" x 7'7")

a range of fitted wall and base units, granite worksurfaces, sink unit, space and plumbing for washing machine, wall mounted gas boiler, LVT flooring, under floor heating and composite side entrance door

Landing - 3.44m x 4.99m (11'4" x 16'5")

2 Velux windows with fitted blinds and radiators

Bedroom 1 - 3.27m x 3.92m (10'8" x 12'10")

double glazed window to front aspect and radiator

Dressing Room - 2.51m x 1.91m (8'2" x 6'4")

a range of fitted furniture, radiator and Velux window with fitted blinds

Ensuite - 2.52m x 1.97m (8'4" x 6'6")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, tiled splash backs, tiled flooring, heated towel rail, double glazed window to side aspect and Velux window with fitted blind

Bedroom 2 - 3.42m x 3.62m (11'2" x 11'11")

double glazed window to rear aspect and radiator

Bedroom 3 - 2.37m x 4.03m (7'10" x 13'2")

double glazed window to front aspect and radiator

Bedroom 4 - 2.5m x 2.49m (8'2" x 8'2")

double glazed window to rear aspect, roof void access and radiator

Bathroom - 2.41m x 2.88m (7'11" x 9'5")

4 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, freestanding bath, fully tiled splash backs, tiled flooring, heated towel rail and Velux window with fitted blind

Gardens

beautifully maintained landscaped gardens being mostly laid to lawn, with paved patio seating areas, storage areas and planted borders of flowers and shrubs

Double Garage - 5.65m x 5.67m (18'6" x 18'7")

electric roller door, power, lighting, fitting storage and side entrance door

Driveway

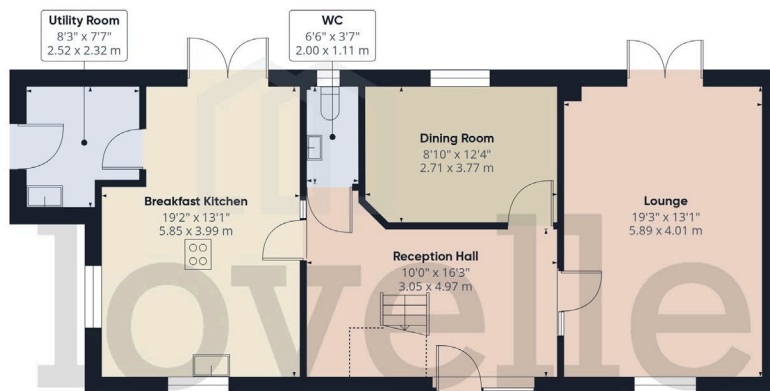
block paved driveway providing ample off street parking for a number of vehicles

Agents Notes

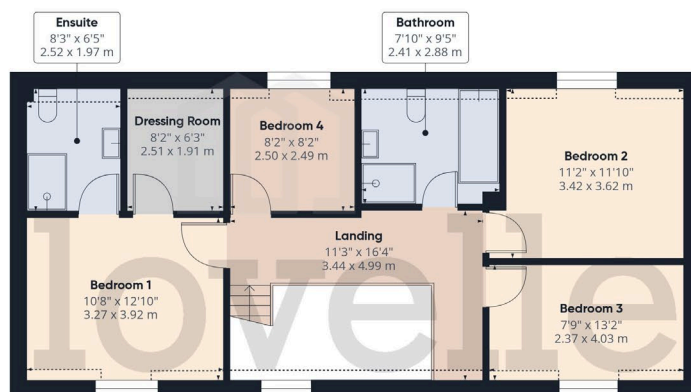
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Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1931 ft²
179.3 m²

Reduced headroom

57 ft²
5.3 m²

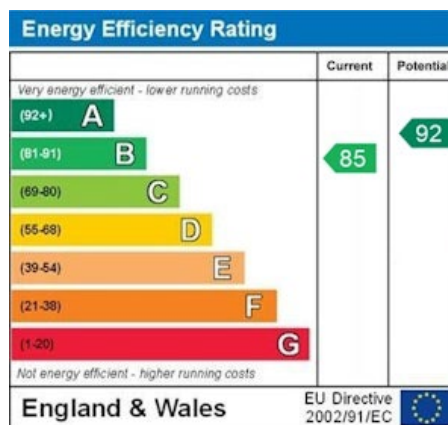
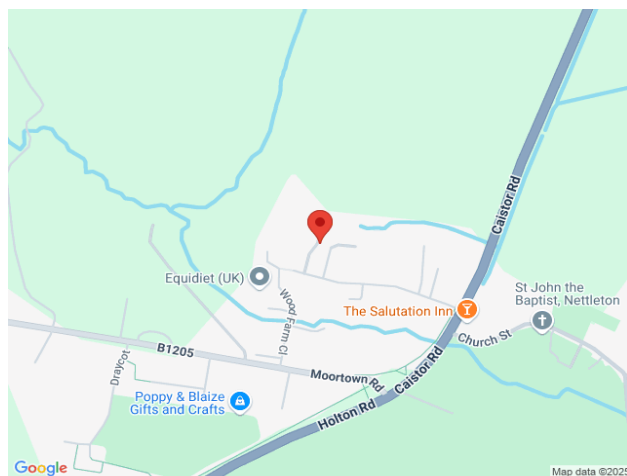
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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