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Normanby Road, Nettleton



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When it comes to
property it must be


lovelle



£495,000



STUNNING DETACHED FAMILY HOME IN LINCOLNSHIRE WOLDS VILLAGE. Being immaculately presented with underfloor heating to ground floor comprising entrance hall, utility/WC, kitchen diner, lounge, bedroom 4 /snug/study, conservatory, First Floor - 3 further double bedrooms, ensuite and bathroom. GENEROUS GARDENS, approx 0.3 Acre, Gated Driveway & Double Garage. NO ONWARD CHAIN

Key Features

- Detached Character Family Home
- Lincolnshire Wolds Village Location
- Extensive Gardens of Approx 0.3 Acre
- Immaculately Presented Throughout
- Entrance Hall, Utility/ WC, Bed 4/Snug
- Kitchen Diner, Lounge, Conservatory
- 3 Further Bedrooms, Ensuite & Bathroom
- Gated Driveway & Double Garage
- EPC rating D
- Tenure: Freehold





Situation

Nettleton is a small village on the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The Viking Way provides scenic walking which is easily accessed from the Ramblers Car Park in Nettleton. The village has a pub, The Salvation Inn and primary school. The close-by town of Caistor enjoys primary and secondary schools together with the excellent Caistor Grammar School. There are also a variety of shops, supermarkets and pubs and doctors' surgery. The A46 provides easy access to Grimsby, Lincoln, Barnetby Station and Humberside Airport.

Entrance Hall

2.33m x 2.86m (7'7" x 9'5")

uPVC front entrance door, tiled flooring, stairs to first floor accommodation and storage cupboard under

Utility / WC

2.07m x 2.34m (6'10" x 7'8")

low level WC, vanity hand wash basin, space and plumbing for washing machine, space for tumble dryer, wall mounted boiler, tiled flooring and double glazed window to front aspect

Kitchen Diner

5.95m x 3.19m (19'6" x 10'6")

a range of fitted wall and base units, butler sink, space for 'Rangemaster' integrated fridge freezer, integrated dishwasher, tiled splash backs, tiled flooring, double glazed window to front aspect and uPVC French doors to rear aspect

Lounge

4.98m x 5.95m (16'4" x 19'6")

double glazed window to side aspect, double glazed window to rear aspect and feature fire place with inset log burner

Bedroom 4 / Snug

4.68m x 3.01m (15'5" x 9'11")

double glazed window to front aspect and feature fireplace with inset log burner

Conservatory

3.49m x 3.17m (11'6" x 10'5")

brick built base with tiled flooring and uPVC French doors

Landing

3.82m x 2.31m (12'6" x 7'7")

double glazed window to front aspect and radiator

Bedroom 1

3.96m x 5.41m (13'0" x 17'8")

2 double glazed windows to rear aspect and 2 radiators

Ensuite

1.97m x 3.09m (6'6" x 10'1")

4 piece suite comprising low level WC, bidet, pedestal hand wash basin, shower cubicle, tiled splash backs, radiator and double glazed window to side aspect

Bedroom 2

3.71m x 3.04m (12'2" x 10'0")

double glazed window to front aspect and radiator

Bedroom 3

3.03m x 3.71m (9'11" x 12'2")

double glazed window to rear aspect and radiator

Bathroom

2.9m x 2.63m (9'6" x 8'7")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, tiled splash backs, radiator and double glazed window to front aspect

Gardens

benefitting from generous rear garden of approximately 0.3 acre, being mostly laid to lawn with planted shrubs, mature trees and plants, gravelled seating area, a range of timber outbuildings and views of Nettleton Beck

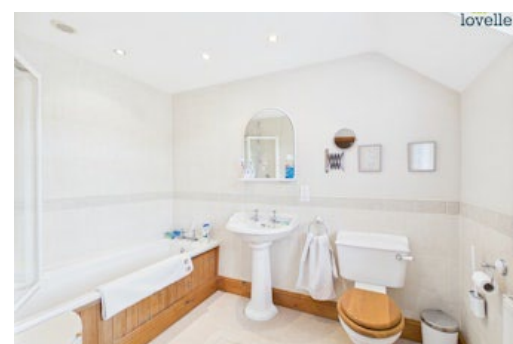
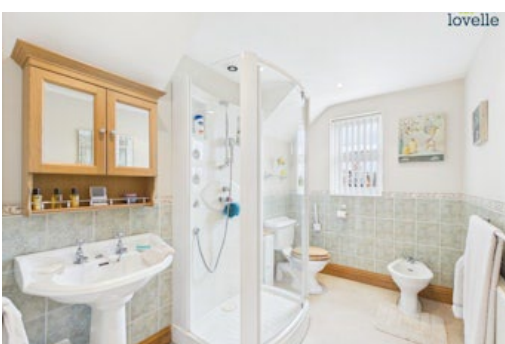
Double Garage

5.48m x 4.86m (18'0" x 15'11")

electric up and over door, power, lighting and double glazed window to side aspect

Gated Driveway

gated gravel driveway providing ample off road parking for a number of vehicles



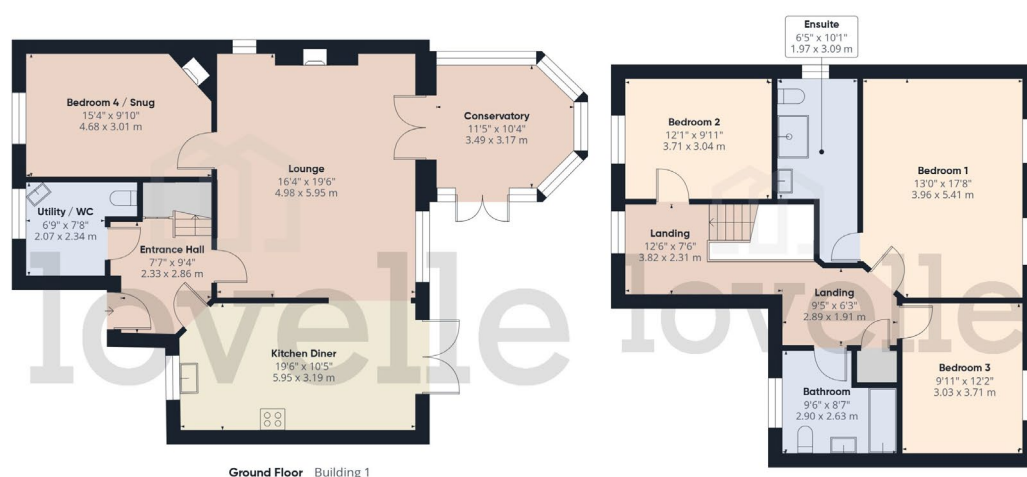


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Ground Floor Building 1

Floor 1 Building 1

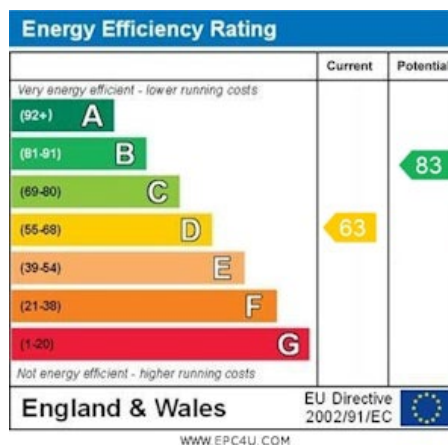
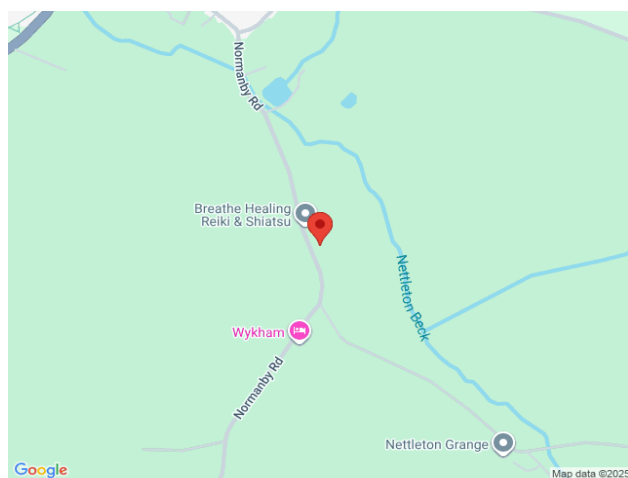


Ground Floor Building 2

Approximate total area^m
1997 ft²
185.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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