





20 WOOD FARM CLOSE

MARKET RASEN, LN7 6AS

£380,000

FREEHOLD

Welcome to Wood Farm Close in the picturesque village of Nettleton.
This impressive family home offers generous living accommodation, wonderfully spread across three floors whilst also enjoying a prominent and spacious corner plot position.

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Description

Nestled in the charming cul de sac of Wood Farm Close in Nettleton, this modern detached family home is cleverly spread across three spacious levels. With six well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, this property is designed for both comfort and convenience.

Upon entering, you are greeted by a generous reception hallway that leads via double doors to two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.
The bright and airy living kitchen dining room serves as the heart of the home, providing a delightful space for family meals and gatherings that is further complimented by double doors opening onto the rear gardens. The ground floor is further enhanced by a practical utility room and a convenient WC, ensuring that daily family living is both functional and enjoyable.

The upper floors boast four additional double bedrooms, alongside a versatile sixth single bedroom that is currently utilised as a generous study. Each floor is conveniently serviced by a generously proportioned family bath and/or shower room, catering to the needs of a busy household with elegant ease.

Externally, the property is set on a larger than average corner plot, fully enclosed for privacy and security. The garden is predominantly laid to lawn, complemented by lovely patio areas, a charming summer house, and a garden shed for additional storage. The double garage, conveniently located adjacent to the rear garden, provides ample space for vehicles, while off-road parking for three cars ensures that guests are always welcome.

This delightful home in Nettleton is perfect for families seeking a blend of modern living and outdoor space, all within a peaceful and desirable location. Don't miss the opportunity to make this exceptional property your own!

Reception Hallway

The bright Reception Hallway provides a more than ample warm welcome! With door to the WC, and double doors to the Snug and Lounge respectively, the Hallway then flows onto the Living Dining Kitchen and staircase rising to the next two levels, with the added bonus of a useful cloaks cupboard.

WC

With frosted window to the front, wash hand basin and WC.

Snug

A cosy second reception room with two windows with shutter blinds to the front.

Lounge

An impressive formal reception room with double doors to the rear, feature fireplace and two windows with shutter blinds to the front.

Kitchen Diner

An ideal family hotspot with ample space for living area, dining table and chairs and with windows and double doors opening onto the rear garden. The Kitchen area offers a fantastic range of fitted units, storage and workspace and also offers integral appliances to include: Fridge, Freezer, chest height electric fan oven and grill, separate gas fired 5 ring hob with extractor above, tiled upstands and window to the side elevation above the inset sink unit.
A door leads to the useful adjoining Utility Room.

Utility Room

An invaluable space for the modern family, featuring a wall mounted gas fired boiler, inset sink unit, space for washing machine and tumble dryer, door to the rear garden.

First Floor Landing

The spacious First Floor Landing offers a handy airing cupboard with shelving and doors to the Master Bedroom, Family Bathroom and Bedrooms Four, Five and Six respectively. The staircase continues onwards to the Second Floor.

Master Bedroom

An elegant and airy room with a vast range of fitted wardrobes and two windows to the front. Door to:

Ensuite Bathroom
The Ensuite enjoys a large bath and separate large double shower cubicle with direct shower, wash hand basin, WC, large frosted window to the rear, vanity mirror with beauty lighting, towel rail radiator, extractor and mosaic tiling to half walls and the shower area.

Bedroom Four
A generous double bedroom with window to the rear.

Bedroom Five
This spacious double bedroom, enjoying two windows to the front.

Bedroom Six / Study
Currently utilised as a Home Office, this well proportioned single bedroom enjoys a window to the rear.

Family Bathroom
The Family Bathroom offers a large bath and separate large double shower cubicle with direct shower, vanity wash hand basin, WC, large frosted window to the front, vanity mirror, extractor and tiling to full walls.

Second Floor Landing
With a useful door leading to a vast eaves storage area, 2 velux style windows to the front and doors leading to Bedrooms Two and Three and the Second Floor Shower-room.

Bedroom Two
With feature window to the front, velux style window to the rear, this good sized bedroom offers a versatile range of fitted wardrobes.

Shower Room
Easily servicing the second floor, the spacious shower-room includes a large double shower cubicle with direct shower, wash hand basin, WC, velux style window to the rear, extractor and tiling to part walls and also including access to a large eaves storage space.

Bedroom Three
With feature window to the front, velux style window to the rear, the third bedroom also offers a loft access ceiling hatch.

Outside
Well positioned towards the end of the cul-de-sac on a generous corner plot. The Front Garden is gently curved and set to lawn with mature trees, shrubbery and well stocked borders with a paved pathway leading to the front entrance portico.
To the side of the property lies the convenient and generous driveway, providing ample off road parking for 3 vehicles and leading in turn to the Double Garage and with convenient gated access leading to the Rear Garden. The Rear Garden is a fantastic size for growing families and benefits from a large lawn, flowerbeds borders, two patio areas, a Timber Summerhouse, Timber Garden Shed and further access down the opposite side of the property which is the perfect spot for concealing and storing wheelie bins.

Double Garage
With a recently fitted electric door, side courtesy door to the rear garden, power, lighting and eaves storage.

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ADDITIONAL INFORMATION

Local Authority – West Lindsey District Council

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2107.00 sq ft

Tenure – Freehold





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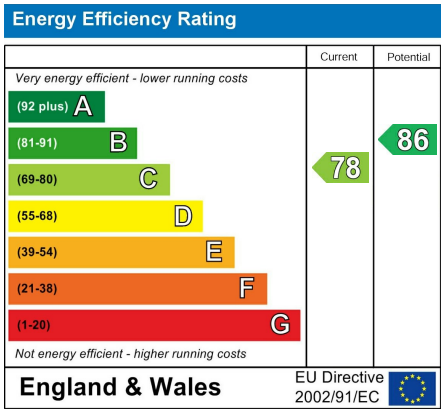
Wood Farm Close, Nettleton



Approx. Gross Internal Floor Area 2107 sq. ft / 195.70 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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