



## KOHIMA COOKS LANE

MARKET RASEN, LN7 6NL

**£180,000**  
**FREEHOLD**

Spacious four-bedroom semi-detached home in sought-after Nettleton Wolds village, offering flexible accommodation with bedrooms to both ground and first floors, multiple reception rooms, integral garage and off-road parking accessed via a private lane. Requiring renovation, this property presents an excellent opportunity to create a superb family home in a desirable semi-rural setting.



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# KOHIMA COOKS LANE



## DESCRIPTION

Tucked away within the highly regarded village of Nettleton Wolds and accessed via a private lane, this substantial four-bedroom semi-detached residence presents an exciting opportunity for renovation and enhancement.

Occupying a generous plot, the property offers an abundance of internal space with a highly versatile layout. Bedrooms are thoughtfully arranged across both the ground and first floors, making the home particularly well-suited to multi-generational living or buyers seeking adaptable accommodation.

Multiple reception rooms provide excellent flexibility for formal and informal living, entertaining, or home working, while offering clear scope for reconfiguration and modernisation to suit contemporary lifestyles.

Externally, the property benefits from off-road parking and an integral garage, further enhancing its practicality. The private lane approach adds to the sense of seclusion, while the surrounding village setting offers a peaceful, semi-rural environment with convenient access to nearby amenities and transport links.

Requiring renovation throughout, this is a rare opportunity to acquire a spacious home in a desirable location, allowing purchasers to create a bespoke residence tailored to their individual vision

## ENTRANCE HALLWAY

Front the front leads into a larger reception hallway

## DOWNSTAIRS W.C

## STUDY

## BEDROOM FOUR/FORMAL DINING ROOM

Located on the ground floor could be a bedroom or reception room

## LOUNGE

## DINING KITCHEN

## BEDROOM ONE

Located at the back of the house on the ground floor

## ENSUITE

## CONSERVATORY/LEAN TOO

## FIRST FLOOR HALLWAY

## BEDROOM TWO

first floor bedroom

## BEDROOM THREE

first floor bedroom

## FAMILY BATHROOM

## EXTERNAL/GARAGE AND PARKING

Integral garage accessed via door from reception hallway, door from front or up and over door at the rear. driveway opens into carport.

Majority of garden to the front and a small lawned area to the rear with storage shed

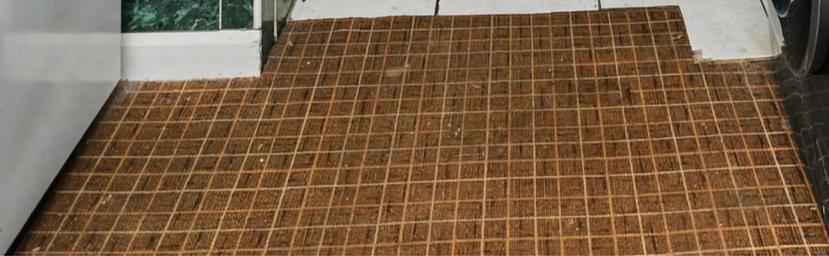
# KOHIMA COOKS LANE





SINCE

DULIN  
VERY  
WADY



# KOHIMA COOKS LANE

## ADDITIONAL INFORMATION

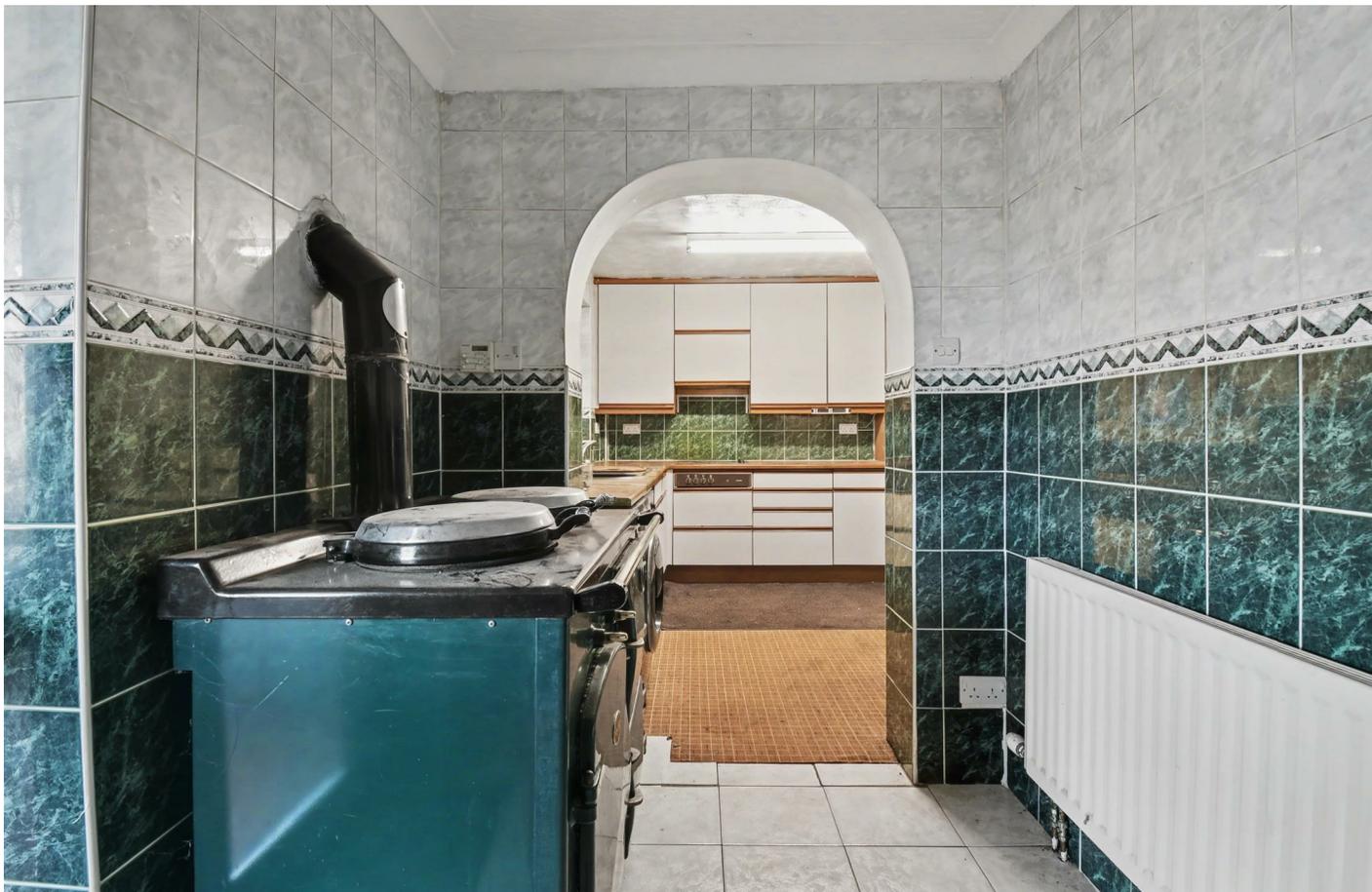
Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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