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Normanby Road, Nettleton



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£450,000



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

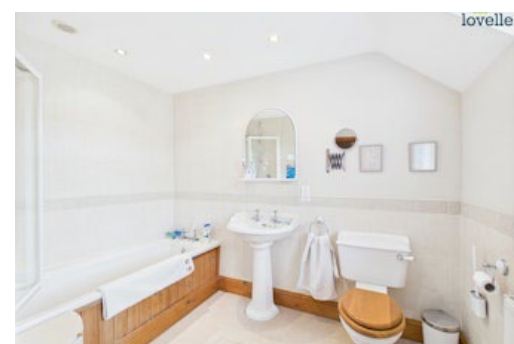
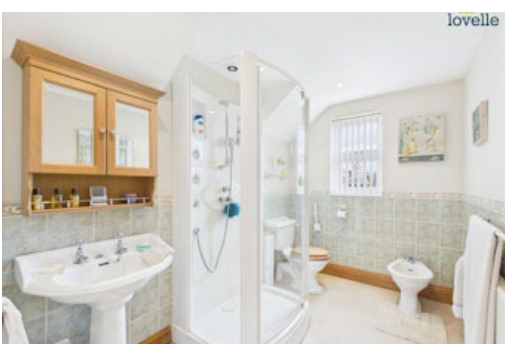
## Double Garage

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





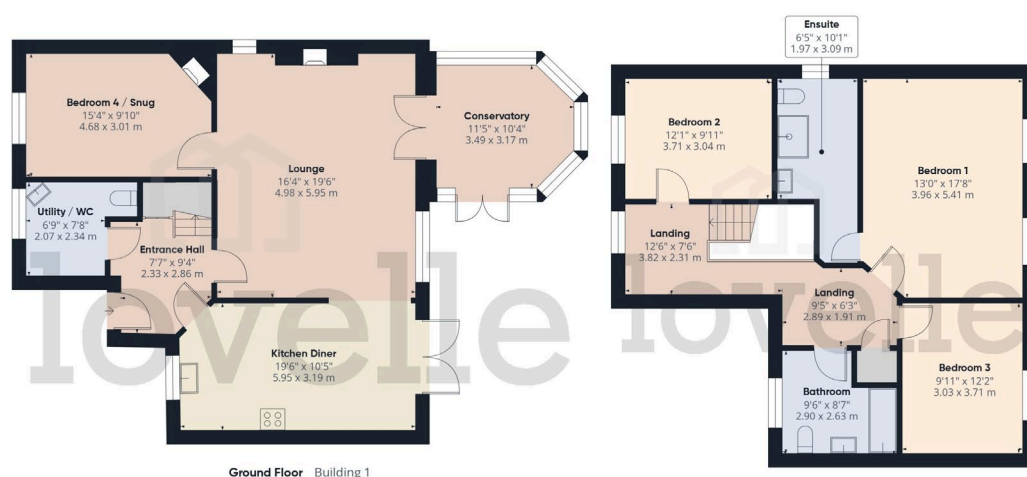
## Agents Notes

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Ground Floor Building 1

Floor 1 Building 1

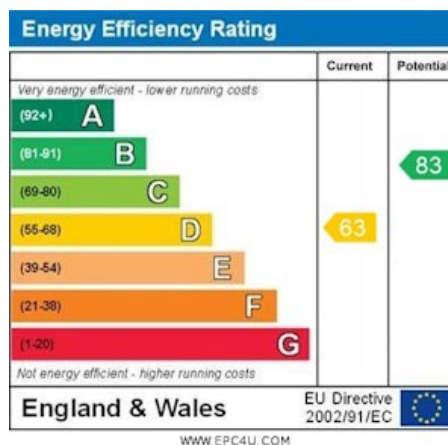
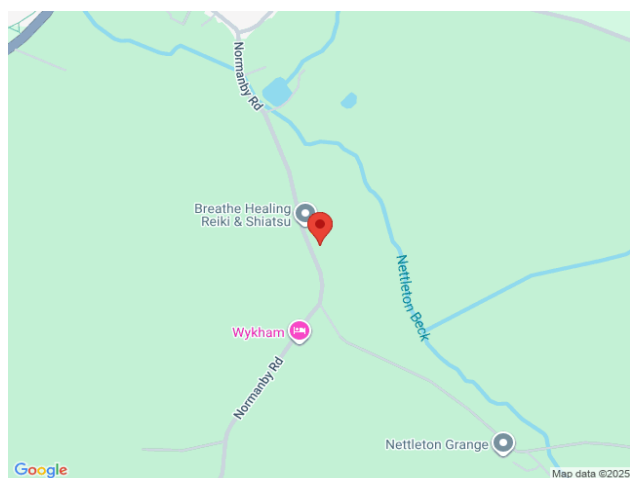


Ground Floor Building 2

Approximate total area<sup>m</sup>  
1997 ft<sup>2</sup>  
185.6 m<sup>2</sup>

(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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