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34 Crickets Drive, Nettleham, LN2 2GS



When it comes to
property it must be





Guide price £675,000 - £700,000

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A beautifully upgraded modern family home. Extended plot with a south facing garden and open field views. Stunning open plan kitchen living space with vaulted ceiling detail and bespoke finish. Four well proportioned bedrooms including a superb principal suite. Detached double garage, EV charger and high specification throughout.

Key Features

- Upgraded specification
- Extended south facing garden
- Vaulted open plan kitchen / living area
- Bespoke Krantz kitchen
- Four double bedrooms
- Two ensuites & family bathroom
- Detached double garage
- EPC: B - Council tax band: E

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This exceptional and significantly upgraded 'Cadwell' design offers a rare opportunity to acquire a beautifully appointed home, set on a larger than average plot and finished to an outstanding standard throughout. Enhanced at the point of purchase with an additional five metres of garden depth, the property enjoys a more generous outdoor space than comparable homes of the same style, creating a real sense of openness and privacy.

Upon entering, you are welcomed by a bright and spacious entrance hall, setting the tone for the quality and attention to detail found throughout the home. The ground floor has been thoughtfully designed for modern living, centred around a stunning open plan kitchen and living space.

The kitchen itself is a true focal point, featuring a bespoke Krantz design finished in Farrow & Ball Pitch Black and Purbeck Stone. A larger central island incorporates a wine fridge, while high specification Neff appliances, a rose gold Quooker tap, oak wine rack and a full-length pocket door pantry further enhance both style and functionality. This impressive space flows seamlessly into the living area, which has been designed in an orangery style with vaulted ceilings, creating a light filled and inviting environment ideal for both everyday living and entertaining.

Additional ground floor features include a practical understairs cupboard with oak door, along with quality finishes and upgrades that elevate the overall feel of the home.

To the first floor, the property offers well proportioned and beautifully presented bedrooms. The principal bedroom is a standout feature, benefitting from a bespoke fitted walk-in wardrobe with doors and a stylish en-suite,

enhanced with an additional bath and upgraded lighting. Further bedrooms are equally well presented, with fitted wardrobes to the guest bedroom and high-quality finishes carried throughout. The family bathroom is finished to an excellent standard, complementing the en-suite facilities.

Externally, the property continues to impress. The rear garden has been extended at the time of purchase, providing a larger than average outdoor space, complemented by a generous patio area ideal for entertaining. Enjoying a desirable south facing aspect, the garden benefits from excellent natural sunlight throughout the day, while also backing onto open green space, creating a peaceful and attractive outlook rarely found with modern developments. Preparation has also been made for an external power supply, offering potential for a garden pod or workspace.

The property further benefits from a detached double garage, offering excellent versatility. Currently utilised as a well organised storage and fitness space, it provides ample room for vehicles, storage or alternative uses subject to the necessary consents. Additional sockets have been installed within the garage, enhancing its practicality.

Further enhancements include a water softener system, upgraded front door, additional back lighting to the principal bedroom and bathrooms, wooden shutters to the principal bedroom and bedroom two with an electric blackout blind, loft boarding for additional storage, and an electric vehicle charging point, ensuring the home is both stylish and future ready.

This is a superb example of a modern home that has been thoughtfully upgraded beyond the standard specification, offering a perfect blend of design, space and practicality.



Room Dimensions:

Entrance Hall

5.97m x 2.2m (19'7" x 7'2")

WC

1.77m x 1.51m (5'10" x 5'0")

Family Lounge

7.69m x 3.98m (25'2" x 13'1")

Kitchen / Living Area

9.53m x 6.39m (31'4" x 21'0")

Utility Room

2.37m x 2.3m (7'10" x 7'6")

Master Bedroom

4.03m x 3.16m (13'2" x 10'5")

Walk-In Wardrobe

2.42m x 1.58m (7'11" x 5'2")

Ensuite Bathroom

2.96m x 2.22m (9'8" x 7'4")

Bedroom 2

4.03m x 3.56m (13'2" x 11'8")

Ensuite Shower Room

2.74m x 1.24m (9'0" x 4'1")

Bedroom 3

4.02m x 2.76m (13'2" x 9'1")

Bedroom 4

3.74m x 2.7m (12'4" x 8'11")

Family Bathroom

2.96m x 2.22m (9'8" x 7'4")

Double Garage

5.66m x 5.04m (18'7" x 16'6")

Agents Note:

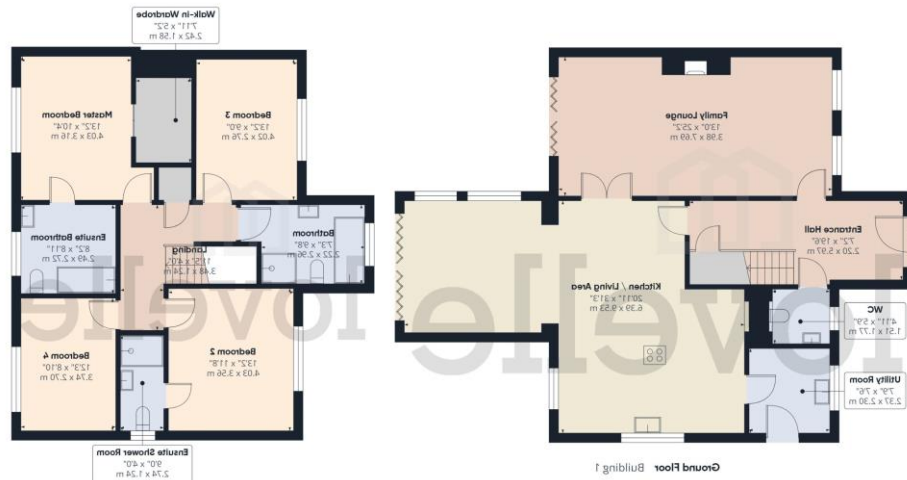
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Floor 1 Building 1



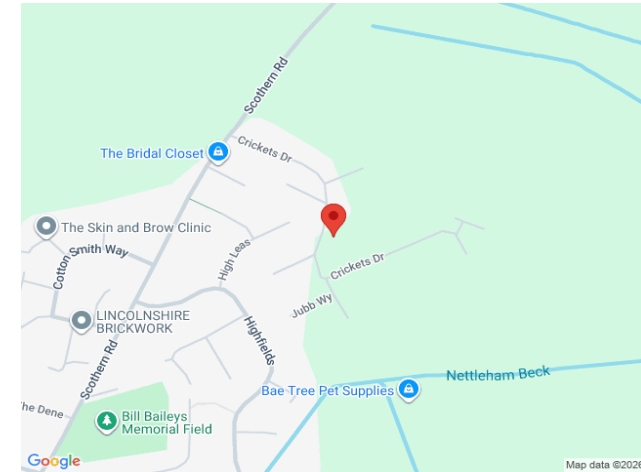
Ground Floor Building 3

Approximate total area:
5211 sq. ft.
5022 sq. m

(1) Excluding balconies and terraces

Calculations reference the BIC3 RPN2 3C standard. Measurements are approximate and not to scale. The floor plan is intended for illustration only.

DIRVAF 390



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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