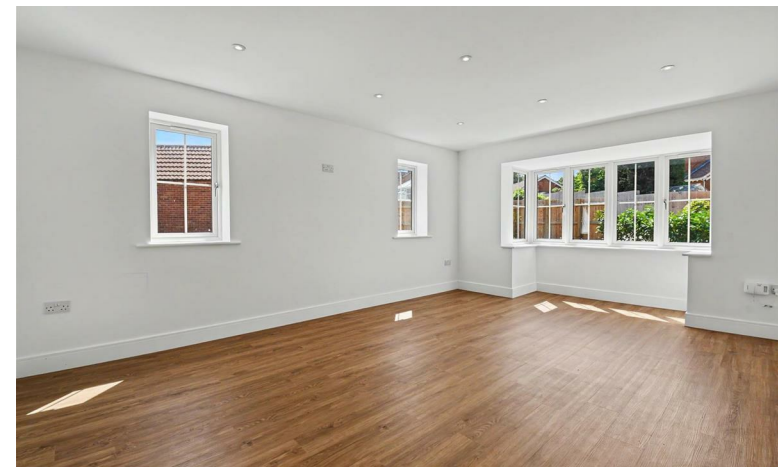




3 WEST GARTH

MARKET RASEN, LN7 6BZ

£400,000
FREEHOLD

Luxury living at its finest. A stunning newly built four-bedroom detached home with an impressive 33ft open-plan kitchen, living and dining space, elegant principal suite with dressing room, detached garage and a generous plot, all tucked away within an exclusive cul-de-sac in sought-after Nettleton.



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3 WEST GARTH



DESCRIPTION

Nestled within an exclusive cul-de-sac of just four individually designed homes, this outstanding newly built four-bedroom detached residence offers an exceptional blend of contemporary elegance, luxurious finishes and sophisticated family living. Occupying a generous plot with a detached garage, every aspect of this stunning home has been thoughtfully designed and impeccably finished, showcasing an impressive specification with premium fixtures and fittings throughout.

At the heart of the home lies a breath taking 33ft open-plan kitchen, living and dining space, beautifully appointed with an extensive range of integrated appliances, sleek cabinetry and expansive bi-fold doors that seamlessly connect the interior to the landscaped garden, creating the ultimate setting for both relaxed family life and stylish entertaining.

Complementing the ground floor is a beautifully presented utility room, discreetly concealed behind contemporary sliding doors, offering practicality without compromising on design.

The luxurious principal suite provides a true sanctuary, complete with a beautifully illuminated dressing room featuring bespoke-style lighting and an elegant en-suite finished to an exceptional standard. Three further generously proportioned bedrooms offer versatile accommodation for family and guests, all served by a stunning family bathroom featuring both a sumptuous bath and separate walk-in shower, complemented by striking contemporary tiling and premium sanitaryware.

Combining timeless style with modern luxury, this remarkable home offers an enviable lifestyle in one of North Lincolnshire's desirable villages. A rare opportunity to acquire a beautifully crafted home where every detail has been carefully considered.

ENTRANCE HALLWAY

LOUNGE

DOWNSTAIRS W.C

KITCHEN/DINING/KITCHEN

UTILITY

FIRST FLOOR HALLWAY

BEDROOM ONE

DRESSING ROOM

ENSUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM/SHOWER ROOM

GARDENS, DRIVEWAY, DETACHED GARAGE

3 WEST GARTH





3 WEST GARTH

ADDITIONAL INFORMATION

Local Authority –

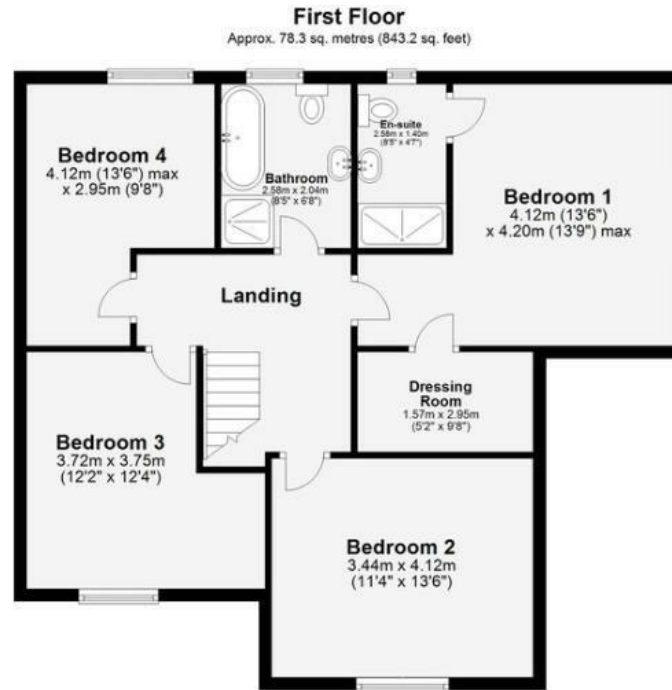
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1733.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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