



PLOT 4 WEST GARTH

NETTLETON, LN7 6AW

£425,000
FREEHOLD

BRAND NEW & NEARING COMPLETION! An impressive four-bedroom detached home overlooking Nettleton's green space, featuring a fabulous kitchen diner with bi-fold doors, glazed staircase, ground-floor en-suite bedroom, garage and gated driveway. Reserve early and you may still have a say in the finishing touches!



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DESCRIPTION

An exciting opportunity to purchase a brand-new four-bedroom detached home, currently nearing completion and enjoying a lovely position overlooking the green open space in the heart of Nettleton village.

Designed with modern family living in mind, this impressive new home offers beautifully proportioned accommodation arranged over two floors. Depending on the stage of construction, the incoming purchaser may have the opportunity to make certain choices regarding the final specification, including elements of the kitchen, bathrooms and en-suites. As the build progresses, these items will be selected and installed by the builders, so early interest is encouraged for buyers wishing to have an input into the finishing touches.

The ground floor features a generous lounge enjoying an attractive outlook across the village green space, together with a superb kitchen and dining room designed to form the real heart of the home. Bi-fold doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living areas and providing an ideal space for entertaining.

Also positioned on the ground floor is one of the home's four double bedrooms, complete with its own en-suite shower room. This versatile room would be perfect as a guest suite or principal bedroom, or could alternatively provide an excellent home office or additional reception room if preferred.

A particularly striking feature of the property is the beautiful glazed staircase, which continues to a light and attractive first-floor hallway. From here, there are three further bedrooms together with a stylish family bathroom, creating an excellent layout for family life.

Outside, the property benefits from pleasant side and rear gardens, offering space for outdoor dining, relaxation and entertaining whilst remaining easily manageable. There is also an attached single garage, together with a gated driveway providing off-road parking for approximately two to three vehicles.

Please note that some of the photographs and images have been digitally enhanced or digitally created to illustrate the potential appearance and layout of the completed property. They are intended for guidance purposes only and may not represent the final specification, finishes, landscaping or furnishings. Prospective purchasers are advised to confirm all details, plans and specifications with the selling agent and builder.

ENTRANCE HALLWAY

GROUND FLOOR BEDROOM (ONE)

ENSUITE

W.C

LOUNGE

KITCHEN LIVING DINING ROOM

FIRST FLOOR HALLWAY

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM

GARAGE, PARKING AND GARDENS

The property features a raised rear and side garden with a driveway and an attached single garage

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ADDITIONAL INFORMATION

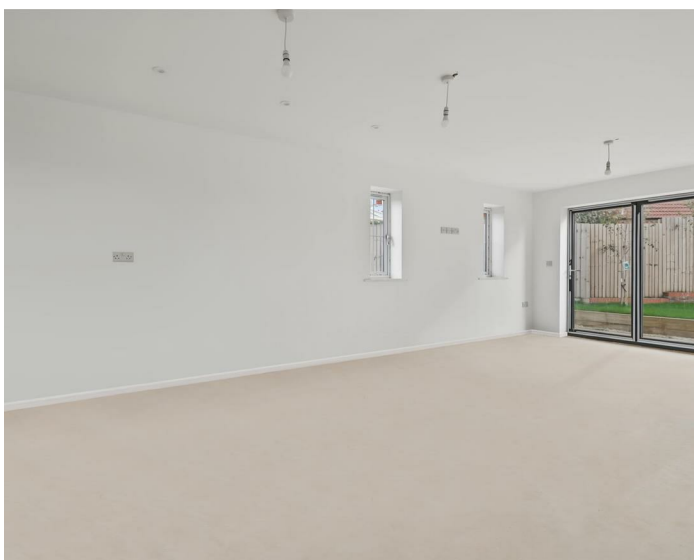
Local Authority –

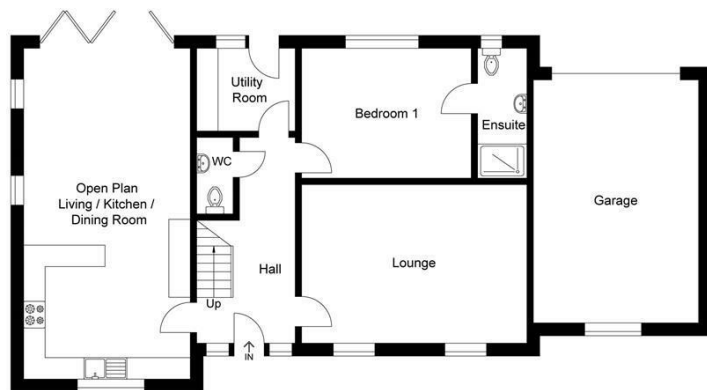
Council Tax – Band New Build

Viewings – By Appointment Only

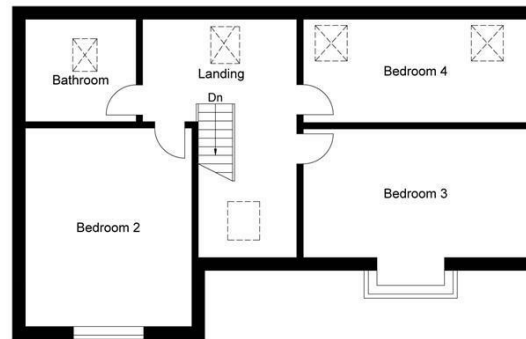
Floor Area – sq ft

Tenure – Freehold





Ground Floor



First Floor



Illustration for identification purposes only, measurements are approximate, not to scale.

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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