



## 3 West Garth

Nettleton, LN7 6BZ

**£1,900 pcm**

### **EXCEPTIONAL HOME, EXCLUSIVE POSITION**

This exceptional Detached Family Home is nestled in an exclusive and tranquil cul-de-sac within the sought-after village of Nettleton. The property is equipped with an air source heat pump and underfloor heating throughout the Ground Floor. The home features Four generously proportioned Double Bedrooms, including a Master Suite with a spacious Dressing Room and a En-Suite Bathroom and Family four piece Bathroom. The Ground Floor accommodation comprises of an impressive Open Plan Living, Kitchen and Dining Area, Cloakroom and a Utility Room.



## 3 West Garth, Nettleton, LN7 6BZ

### LOCATION

Nettleton is a village steeped in history, nestled at the foot of the renowned Lincolnshire Wolds. Located in an Area of Outstanding Natural Beauty, it is traversed by the historic Viking Way, a trail established by Vikings that stretches from the Humber Bridge through Nettleton to Rutland, showcasing breathtaking scenery along its path. Conveniently located, Nettleton is just a short drive from Lincoln, Grimsby, Scunthorpe, Market Rasen and Louth. The surrounding area offers a variety of shopping options, including independent retailers and national chains. The nearby town of Caistor features a weekly farmer's market and a popular monthly 'Street Food' market, highlighting the best local street foods and crafts.

### ACCOMMODATION

This exceptional Detached Family Home is nestled in an exclusive and tranquil cul-de-sac within the sought-after village of Nettleton. Designed with modern living in mind, the property is equipped with an air source heat pump and underfloor heating throughout the ground floor, ensuring both comfort and energy efficiency. The home features four generously proportioned double Bedrooms, including a Master Suite with a spacious Dressing Room and an En-Suite Bathroom. The luxury Family Bathroom is fitted with a four-piece suite, fully tiled walls and LVT flooring, offering a sophisticated and functional space. The expansive ground floor benefits from LVT flooring throughout and the accommodation comprises a large Lounge, Cloakroom and a Utility Room. The standout feature of this home is the impressive Open Plan Living, Kitchen and Dining Area. The bespoke Kitchen, designed by Colourhill Kitchens of Lincoln, is fitted to the highest specification with Quartz worktops, an instant boiling water tap, an integrated oven and combi microwave, an induction hob with downdraft extractor and integrated fridge freezer and dishwasher. A breakfast bar provides a convenient casual dining space, while Bi-fold doors open directly into the garden, seamlessly blending indoor and outdoor living. The property enjoys easy access to the nearby towns of Market Rasen and Louth and is positioned on the edge of the picturesque Lincolnshire Wolds, offering stunning natural surroundings.

### OUTSIDE

The meticulously landscaped garden, complete with a patio area, provides a peaceful outdoor retreat. The property also includes a driveway and garage, offering ample parking and additional storage space.

### RENT AND DEPOSIT

The asking Rent for the property is £1,900.00 per calendar month and the Tenancy Deposit is £2,190.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £435.00.

### ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

### ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

### VIEWINGS

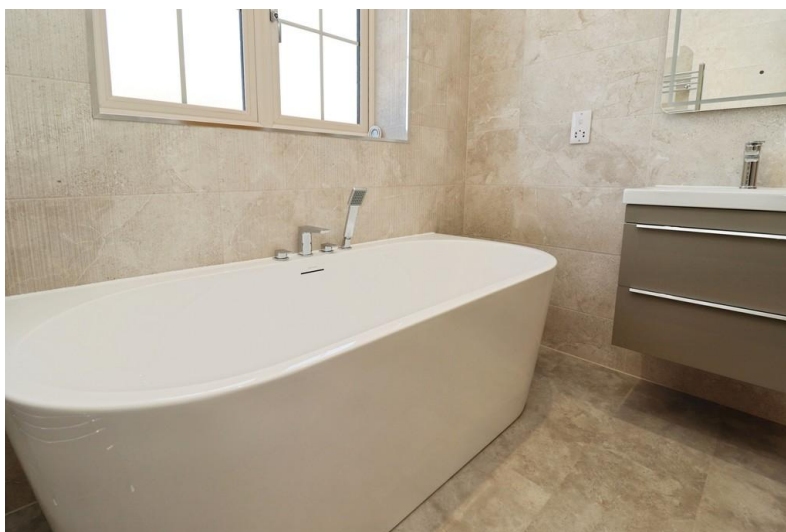
By prior appointment through Mundys.

### THE RENTERS RIGHTS ACT 2025

New legislation was implemented in May 2026 and affects existing and new tenancies. More information on the changes is available at:

<https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Four Bedroom Detached House
- Private Cul-De-Sac Location
- Completed to a High Specification
- Impressive Open Plan Living Kitchen Diner
- Master Bedroom Suite with En-Suite and Dressing Room
- 3 Further Double Bedrooms and Luxury Family Bathroom
- Catchment Area for Caistor Grammar School
- Good Access to Louth and Market Rasen
- Council Tax Band - E (West Lindsey District Council)
- EPC Energy Rating - B



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.

Museum Court  
Grantham Street  
Lincoln  
LN2 1JB

[www.mundys.net](http://www.mundys.net)  
[lettings@mundys.net](mailto:lettings@mundys.net)  
01522 556 099

