



Church Way, Nettleton

sandersongreen

Church Way, Nettleton, LN7 6NA

£550,000

A five bedroom detached house located on an exclusive development of five houses. The property benefits from being accessed via electrically operated gates serving only this and the neighbouring house. The property offers very well presented accommodation finished to a very high standard with under floor heating to the ground floor.

- SPACIOUS BREAKFAST KITCHEN
- SITTING ROOM
- GARDEN ROOM
- DINING ROOM / OFFICE
- FIVE BEDROOMS TWO EN SUITES
- ENERGY RATING C
- SOUTH FACING GARDEN
- 2.19ACRE (sts) TIMBER BUILDING / STABLES
- VILLAGE LOCATION

Sole Agents:

Sanderson Green, 13 Market Place, Caistor, LN7 6TW

T: 01472 855030 www.sandersongreen.co.uk





DIRECTIONS

From Caistor proceed on the A46 towards Lincoln. At Nettleton turn left at the Salutation Inn onto Church Street and continue to the Church on the left, opposite is Church Way. The Belfrey is through the gates at the bottom.

LOCATION AND AMENITIES

Nettleton is a small village which lies at the foot of the Lincolnshire Wolds an area of outstanding natural beauty. The village has a Primary School and Public House. The market town of Caistor is approximately one mile north and has plenty of local amenity's including supermarket, chemist, public house, garage, doctors surgery and post office. There are both primary and secondary schools including the Caistor Grammar School noted by OFSTED as outstanding.

ENTRANCE HALL

The entrance hall has a handmade oak staircase with under stairs cupboard and Travertine floor tiles.

CLOAKROOM

Having a low flush W.C, hand basin and solid wood floor.

SITTING ROOM

22' 7" x 14' 1" (6.9m x 4.3m) A generous proportioned room accessed via double doors from the hall way, it has dual aspect windows, gas fired wood burner in timber mantle, solid wood floor and double doors into the garden room.

GARDEN ROOM

11' 9" x 11' 9" (3.6m x 3.6m) A lovely bright room with Travertine floor tiles and French doors leading onto the garden terrace.

BREAKFAST KITCHEN

21' 7" x 17' 4" (6.6m x 5.3m) Fitted with a bespoke range of solid oak and cream base and wall units with central island and marble work surfaces, there is an integral dishwasher, steam oven and fridge, two electric double ovens, microwave and induction hob. It has a tiled floor and space for a dining table.





DINING ROOM / STUDY

13' 1" x 11' 1" (4.0m x 3.4m) Second reception room suitable for multi use with window to the front aspect.

UTILITY ROOM

11' 1" x 9' 6" (3.4m x 2.9m) With built in units housing the water softener unit and central heating boiler. There is space and plumbing for an automatic washing machine, tumble drier and door to the side garden.

FIRST FLOOR

LANDING

With carpeted flooring and doors off to first floor rooms.

MASTER BEDROOM

21' 11" x 17' 8" (6.7m x 5.4m) Having dual aspect windows and French doors to the balcony which overlooks the garden and paddock land, it has a beamed ceiling and a range of fitted wardrobes and drawers. Door to :-

DRESSING ROOM

This is fitted out with a range of rails, drawers and shoe racks. Door from here leads into :-

EN SUITE SHOWER ROOM

11' 1" x 7' 2" (3.4m x 2.2m) With low flush W.C, double walk in shower and his and hers basins.

BEDROOM TWO

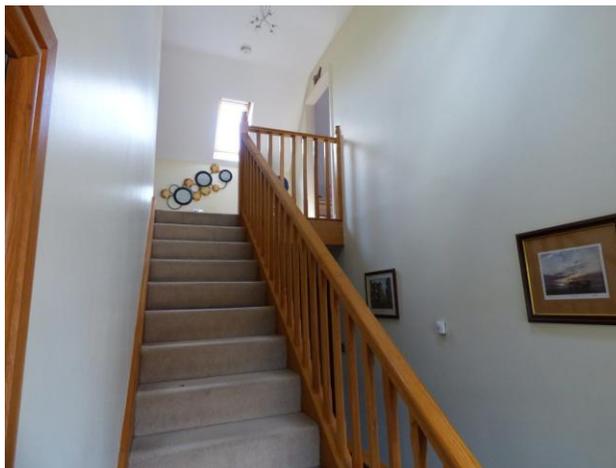
13' 9" x 13' 9" (4.2m x 4.2m) Double bedroom with fitted wardrobe and window to the front aspect, laminate flooring and door to :-

EN SUITE SHOWER ROOM

9' 10" x 6' 6" (3.0m x 2.0m) Fitted with a shower, low flush W.C, and pedestal hand basin.

BEDROOM THREE

15' 1" x 11' 5" (4.6m x 3.5m) Double bedroom with fitted wardrobes and window to the front aspect.



FAMILY BATHROOM

9' 10" x 8' 10" (3.0m x 2.7m) Having a bath with shower over, low flush W.C, and hand basin on fitted unit. Floor and walls all done in Travertine tiling.

SECOND FLOOR

BEDROOM FOUR

19' 0" x 13' 1" (5.8m x 4.0m) Double bedroom with a fitted wardrobe and dormer window to the front aspect.

BEDROOM FIVE

11' 5" x 11' 5" (3.5m x 3.5m) Double bedroom with fitted wardrobes and Sauna, dormer window to the front aspect.

BATHROOM

5' 10" x 7' 2" (1.8m x 2.2m) Having a bath with shower over, low flush W.C, and hand basin.

GARDENS

The property has a block paved driveway to the front which leads to a double garage with electric door and additional parking area. It has an enclosed area for the refuse bins and oil tank which is accessed via a door off the drive. The south

facing rear garden has a stone terrace with steps down to the main garden which is mainly laid to lawn with herbaceous borders. At the bottom of the garden is a small orchard separated by a brook.

IMPORTANT INFORMATION

No appliances have been tested by the agents. The extent of the land is described in accordance with scaled plan measurements and should be verified against the deed plan at sale stage. We understand that the property has oil fired central heating, mains electricity, water and drainage connected but no utility searches have been carried out to verify this. Plans are not to scale and for identification only. The council tax band is F.

LOCAL COUNCIL

West Lindsey District Council 01427 676676

TENURE

Freehold to be confirmed by solicitors.

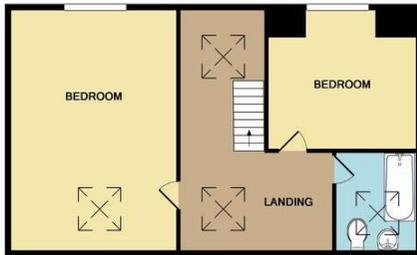
VIEWINGS

By appointment only through the agents Sanderson Green 01472 855030





GROUND FLOOR
APPROX. FLOOR
AREA 1324 SQ.FT.
(123.0 SQ.M.)

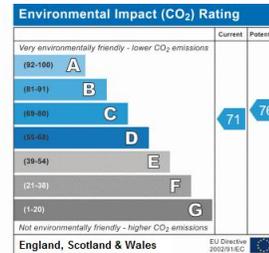
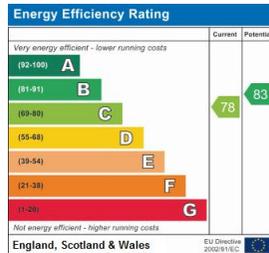


2ND FLOOR
APPROX. FLOOR
AREA 590 SQ.FT.
(54.8 SQ.M.)



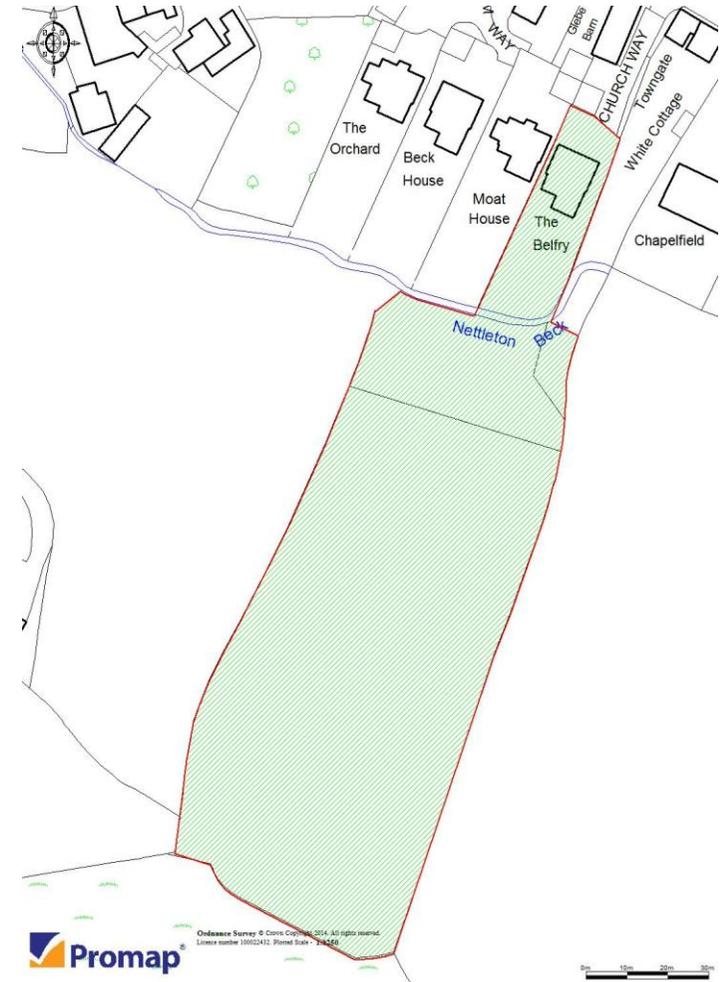
1ST FLOOR
APPROX. FLOOR
AREA 1160 SQ.FT.
(107.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 3073 SQ.FT. (285.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PADDOCK

A 2.19 acre (sts) grass paddock is located directly behind the house and garden accessed via the private gated driveway down the side of the house and over a bridge. The paddock is fenced, well maintained and has a three bay 9.0 m x 4.2 m open fronted timber building suitable as stables or storage.



Important Notice

Messrs Sanderson Green for themselves and for vendors or lessees of this property whose agents they are give notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on the same statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Sanderson Green has any authority to make or give any representation or warranty whatsoever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

