



## 3 West Garth, Holton Road, Nettleton, Market Rasen, LN7 6BZ



Book a Viewing!

### £435,000

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

Situated within the catchment area for the highly regarded Caistor Grammar School, this home benefits from excellent educational opportunities. It 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.

The property is within easy access into both Lincoln and Grimsby (approx. 30 minutes drive). Part Exchange Considered.



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#### SERVICES

All mains services available. Air source heat pump. Fibre broadband is connected.

**EPC RATING** – B

**COUNCIL TAX BAND** – TBC (West Lindsey District Council).

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### 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.

Once a hub for ironstone mining, Nettleton has transformed into a quaint residential community with approximately 280 households and farms. Despite its steady growth, the village retains its timeless charm, blending traditional and modern elements with tasteful architecture. The village offers a range of amenities including a village hall, shop, pub and various accommodations for visitors. Nettleton is home to a well-regarded primary school and is within the catchment area of Caistor, which boasts two excellent secondary schools including the highly regarded Grammar School. Conveniently located, Nettleton is just a short drive from Lincoln, Grimsby, Scunthorpe, Market Rasen and Louth.





The Nettleton area offers a wide range of activities for active families, including horse racing, golf, fishing, cycle trails and clay pigeon shooting. Situated on the edge of the breathtaking Lincolnshire Wolds, designated an 'Area of Outstanding Natural Beauty' since 1973, this region boasts some of the most stunning, unspoilt landscapes in the East Midlands.

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.

Just a short distance away is the Hemswell Antiques Centre, the largest antiques centre in Europe. Nearby is the historic City of Lincoln, where you can explore the culture surrounding the Cathedral and Castle and enjoy the extensive retail facilities within the Cornhill Quarter. For a unique shopping experience, visit Marshall's Yard retail park in Gainsborough. Heading towards the coast, you'll find fantastic beaches and towns bustling with theatres, cinemas, shops, restaurants and vibrant nightlife.

## SPECIFICATION

### HALL

### CLOAKROOM

**LOUNGE** - 16' 9" x 13' 6" (5.11m x 4.11m)

### OPEN PLAN LIVING KITCHEN DINER

33' 5" x 13' 6" (10.19m x 4.11m)

**UTILITY ROOM** - 7' 11" x 5' 9" (2.41m x 1.75m)

### FIRST FLOOR LANDING

**BEDROOM 1** - 13' 9" x 13' 6" (4.19m x 4.11m)

**EN-SUITE** - 8' 5" x 4' 7" (2.57m x 1.4m)

**DRESSING ROOM** - 9' 8" x 5' 2" (2.95m x 1.57m)

**BEDROOM 2** - 13' 6" x 11' 4" (4.11m x 3.45m)

**BEDROOM 3** - 12' 4" x 12' 2" (3.76m x 3.71m)

**BEDROOM 4** - 13' 6" x 9' 8" (4.11m x 2.95m)

**BATHROOM** - 8' 5" x 6' 8" (2.57m x 2.03m)

**OUTSIDE** - The garden will be fenced to create a secure and private space.

### DISCLAIMER

Some images have been digitally furnished using CGI for illustrative purposes only. They are intended to help demonstrate potential room layouts and should not be relied upon as exact representations of the property's fixtures, fittings or furnishings.





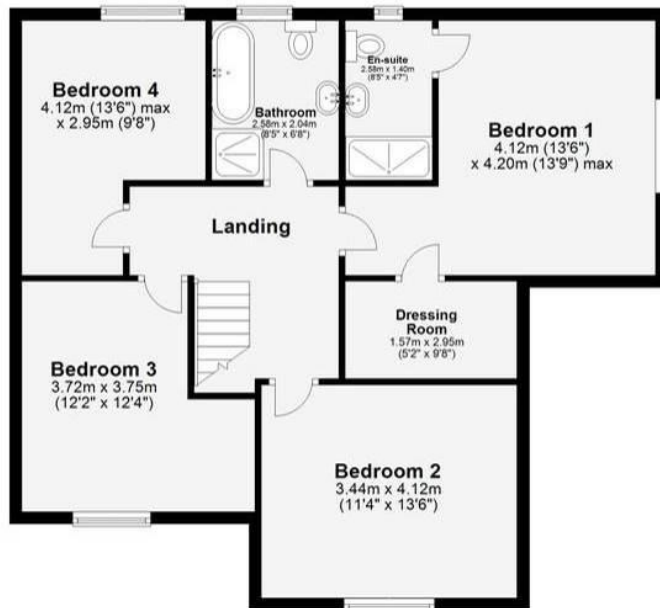




**Ground Floor**  
Approx. 78.7 sq. metres (847.6 sq. feet)

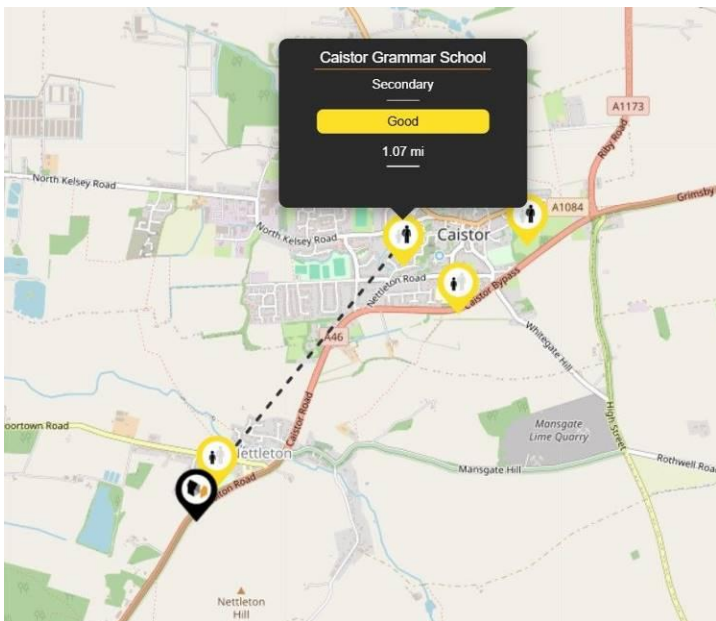


**First Floor**  
Approx. 78.3 sq. metres (843.2 sq. feet)



**Total area: approx. 157.1 sq. metres (1690.8 sq. feet)**

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.



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CWH and J Walter will be able to provide information and services they offer relating to surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01525 560888 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.