Jasca, Holton Road

| Nettleton, Market Rasen | LN7 6AW

£325,000

Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

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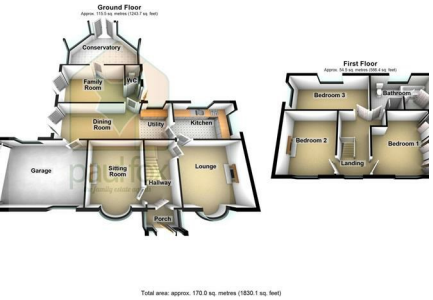
Double Fronted Detached Home with Large Ground Floor Accommodation, this could easily suit anyone who works from home or simply like space! Set on the edge of Nettleton with Views over to Nettleton Top and the Wolds. The village has a thriving community and is served well with amenities including Primary School, The Salutation Pub and an active Village Hall offering events and classes throughout the year including Pilates on the Wolds, Bingo, Quiz Nights and the W.I. plus with the Annual Flower and Produce Show. Anyone needing a wider selection of shopping and leisure facilities can venture into Caistor which also has the well regarded Grammar School. There is plenty of fresh air for the outdoor lovers and so you can take yourself off walking, hiking or cycling through the woods, on the Wolds or across our beautiful Lincolnshire Countryside.

This cherished home has an abundance of Ground Floor Accommodation, it could suit homeworkers, anyone wanting to run a business from home or simply like a good deal of space around. It has uPVC double glazing with cottage style multi panes to the front and is warmed by an oil fired boiler plus log burner. The 'spotless' accommodation comprises: Entrance Porch, Reception Hall, Snug/Sittting Room, Living Room, Kitchen, Dining/Family Room, Study, Cloakroom and Large Conservatory, whilst the First Floor has Three Good Sized Bedrooms and Bathroom. It is surrounded by Good Sized Gardens to the Front, Side and Rear, Parking for several cars and a Large Single Garage.

- Views of Nettleton Top
- Edge of Wolds Village
- Lots of Ground Floor Accommodation
- Three Good Bedrooms & Bathroom
- Caistor Grammar School Catchment
- Active Village Community
- Could Suit Homeworkers
- Gardens, Parking & Large Garage

Entrance Porch

Approached via half uPVC and half double glazed entrance door with matching side screen. Half panelled and half multi pane, single glazed inner door to Reception Hall.



Reception Hall
Radiator. Stairs to First Floor.

Snug/Sitting Room
11'11 x 9'3 min plus chimney recesses (3.63m x 2.82m min plus chimney recesses)
Electric fire. Radiator. Window to front.

Living Room
11'11 x 10'10 (3.63m x 3.30m)
Window to front. Log burner with tiled hearth, stone surround and wooden mantel. Shelving in alcove and storage. Bow window to front. Quarry tiled floor. Radiator. White panel effect door to:-

Kitchen
7'6 x 12'5 (2.29m x 3.78m)
Hand painted wood panel fronted wall and base units. Marble effect work-surfaces with inset one and a half bowl, single drainer sink top. Two work-surface mounted display cabinets. Tiled splashbacks. Windows to rear and side. Built-in electric oven, hob and extractor. White panel effect door to:-

Dining/Family Room
7'7 x 23'5 (2.31m x 7.14m)
Double radiator. Window to rear. Oil fired boiler. Space and plumbing for washing machine. uPVC double glazed, double doors to Side Terrace and door to garden. White panel effect door to:-

Study
13'8 x 9'1 (4.17m x 2.77m)
Double glazed, double doors to Side Terrace. Double glazed door to garden. Double radiator. Multi pane glazed door to Conservatory and door to:-

Cloakroom
Low Level w.c with built-in sink into the cistern. Window to side.

Conservatory
12'0 x 17'5 (3.66m x 5.31m)
Tiled floor. Windows to sides and rear. Log burner. Double glazed, double doors to garden.

First Floor Landing
Access to loft. White banister and turned spindles. Window to front. White panel doors off.

Bedroom One
11'11 x 9'8 plus wardrobes (3.63m x 2.95m plus wardrobes)
Range of floor to ceiling wardrobes including two double and three single wardrobes. Double radiator. Window to front.

Bedroom Two
12'0 x 9'3 plus recesses (3.66m x 2.82m plus recesses)
Double radiator. Window to front.

Bedroom Three
7'6 x 16'2 (2.29m x 4.93m)
Windows to side and rear Double radiator.

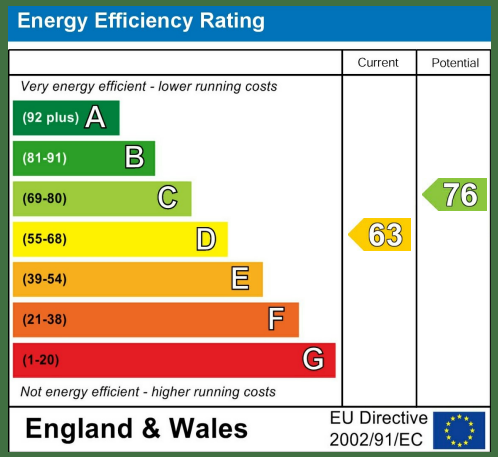
Bathroom
White suite of panelled bath. Separate shower cubicle. Low level w.c. Tiling to water sensitive areas. Radiator. Window to rear. Double opening airing cupboard with foam lagged hot water cylinder.

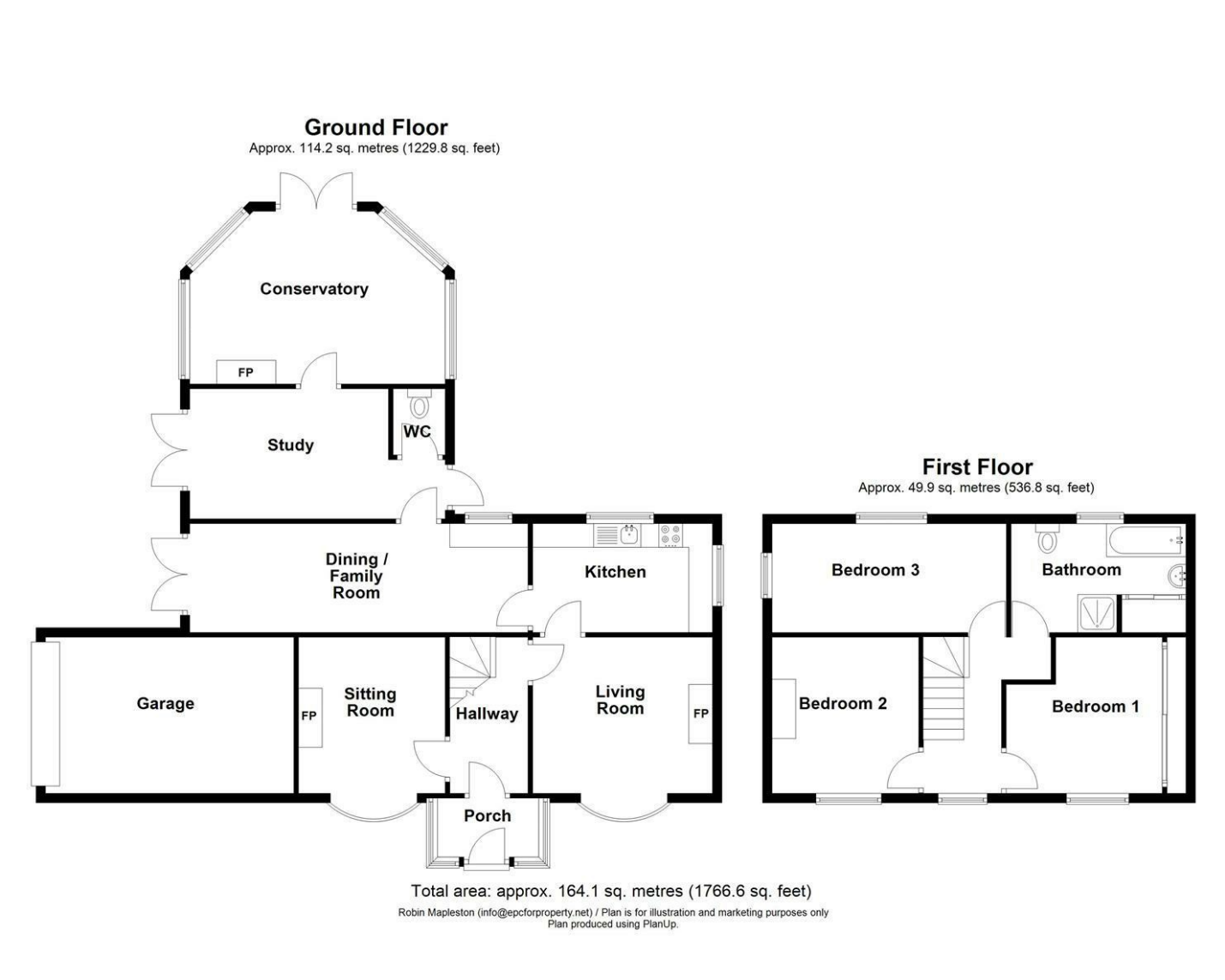
Front Garden
Approached through wrought iron pedestrian gate. Lawn. Rockery style walled borders. Gravelled parking area. Block paved pathway. Mature hedgerow.

Side & Rear Garden
Two tiered lawned areas with gentle slope between. Block paved and slabbed side terrace. Raised flower/herbaceous border.

Large Single Garage
13'3 x 17'3 (4.04m x 5.26m)
Electric up and over door.

Additional Information
Tenure: Freehold
EPC Rating: D
Council Tax Band: C - West Lindsey
Services: T.B.C.





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Agents Note:
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