



2.04 Acres - Sandiacres, Holton Road

| Nettleton | LN7 6AW

£465,000



Perkins George Mawer & Co.

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



# 2.04 Acres - Sandiacres

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Detached Bungalow set in just over 2 Acres with Six Stables including a Tack/Feed Room and a good selection of Additional Outbuildings including Two Double Garages and a Four Bay Tractor Barn & Log Store. Nestled at the foot of the Lincolnshire Wolds, Area of Outstanding Natural Beauty there are an abundance of picturesque walks and views close by. Nettleton Village is about one mile distance which has The Salutation Inn serving good pub grub, there is a vibrant village community with an active calendar run through the village hall and Nettleton Community Primary School, whilst Secondary Schooling can be found at Caistor Grammar School less than three miles distance. Caistor is a pretty Market Town which has all the usual local Independent Shops, Cafes, Gym and Pubs and Weekly Market selling Local Produce.

The bungalow is warmed by oil fired central heating and retained by uPVC double glazing. The accommodation comprises: Entrance Porch, Reception Hall, Dining Area, Living Area with Log Burner, Conservatory, Breakfast Area opening to Kitchen Area, Boiler Room, Cloakroom, Rear Boot Room/Rear Porch, Three Bedrooms and a Bathroom. On the First Floor there is a boarded Attic which has previously been used as a Crafting Room. Outside the bungalow is set nicely back in the plot with Large Frontage, 'In & Out' Driveway, Long Driveway to the side of the bungalow opens to the Rear Garden and Good Selection of Outbuildings, the grounds also include a couple of Paddock Areas.

- Set in 2 Acres of Grounds
- Six Stables including Tack Room
- Two Double Garages
- Kitchen & Breakfast Area
- Two Paddock Areas
- Four Bay Tractor Barn
- Living & Dining Areas, Large Conservatory
- Three Bedrooms & Bathroom

## Entrance Porch

Approached through half uPVC and half double glazed entrance door, matching inner door to:-







### Reception Hall

Coving. Doors off.

### Dining Area

12'10 x 11'9 (3.91m x 3.58m)

Stairs to First Floor. Window to front. Double radiator.

Archway to:-

### Living Area

13'0 x 16'5 plus chimney recesses (3.96m x 5.00m plus chimney recesses)

Red enamel log burner. Window to front. Double radiator. Double glazed sliding patio doors to:-

### Large Conservatory

15'4 x 17'7 (4.67m x 5.36m)

uPVC double glazed windows to sides and rear.

Matching double glazed, double doors to Deck and Garden beyond. Tiled floor.

### Breakfast Area

9'4 x 16'11 (2.84m x 5.16m)

Window to side. Radiator. Wood effect floor. Multi pane glazed door to Inner Lobby and opening to:-

### Kitchen Area

10'10 x 9'1 (3.30m x 2.77m)

Range of wood effect wall and base units. Roll top work-surfaces with inset single drainer stainless steel sink top. Built-in stainless steel (bottle gas) hob with stainless steel extractor hood over. Electric double oven. Built-in dishwasher and washing machine. Work-surface extending to form breakfast bar peninsula unit. Tiled splashbacks. Wood effect floor. Multi pane glazed door to:-









### Boiler Room

4'11 x 7'0 (1.50m x 2.13m)

Terracotta colour tiled floor. Oil fired boiler Two double storage cupboards. Door to Cloakroom and Boot Room/Rear Porch.

### Cloakroom

Terracotta colour tiled floor. Window to rear. Low Level W.C. Wash hand basin.

### Boot Room/Rear Porch

6'4 x 10'3 (1.93m x 3.12m)

Fitted base unit and roll top work-surface. Terracotta colour tiled floor Windows to side and rear. Double glazed door to Deck and Rear Garden beyond.

### Bedroom One

12'0 x 10'11 (3.66m x 3.33m)

Fitted floor to ceiling double wardrobe and drawers. Radiator. Window to side.

### Bedroom Two

8'11 x 11'10 (2.72m x 3.61m)

One double and one single fitted wardrobe with matching storage over. Radiator. Window to side.

### Bedroom Three

10'10 x 11'11 (3.30m x 3.63m)

Double floor to ceiling fitted wardrobe. Radiator. Window to front.

### Bathroom

White suite of panelled corner bath. Double step-in shower. Low Level W.C. Pedestal wash basin. Tiled to full height and tiled floor. Radiator. Window to side. White heated towel rail.



### Attic/Occasional Crafting Room

16'3 x 10'1 max (4.95m x 3.07m max)

Two Velux roof-lights. Light. Restricted headroom with sloping ceiling.

### Front Garden

Mainly laid to lawn. Mature trees and shrubs. In and Out Driveway. Gated access to a long driveway to the left hand side of the bungalow which leads to:-

### Rear Garden

Lawn. Mature shrubs and trees. Three timber sheds. Two Greenhouses. Poly-Tunnel. Orchard area. Vegetable plot.

### First Double Garage

16'7 x 18'7 (5.05m x 5.66m)

Accessed via a single up and over door. Light and electric. Pedestrian door to front. Window to side.

### Second Double Garage

19'9 x 18'0 (6.02m x 5.49m)

Window to side. Twin up and over doors.

### Block of Six Stables including Tack/Feed Room

59'4" (external) x 9'10" (internal) (18.11m (external) x 3.02m (internal))

Cold water tap. Light.

### Tractor Barn & Log Store

38'7 x 19'8 (11.76m x 5.99m)

Four bays. Light.

### Additional Information

Tenure: Freehold

Council Tax Band: E - West Lindsey

Services: Mains Electric, Mains Water, Oil Fired Heating and Septic Tank Drainage

EPC Rating: D





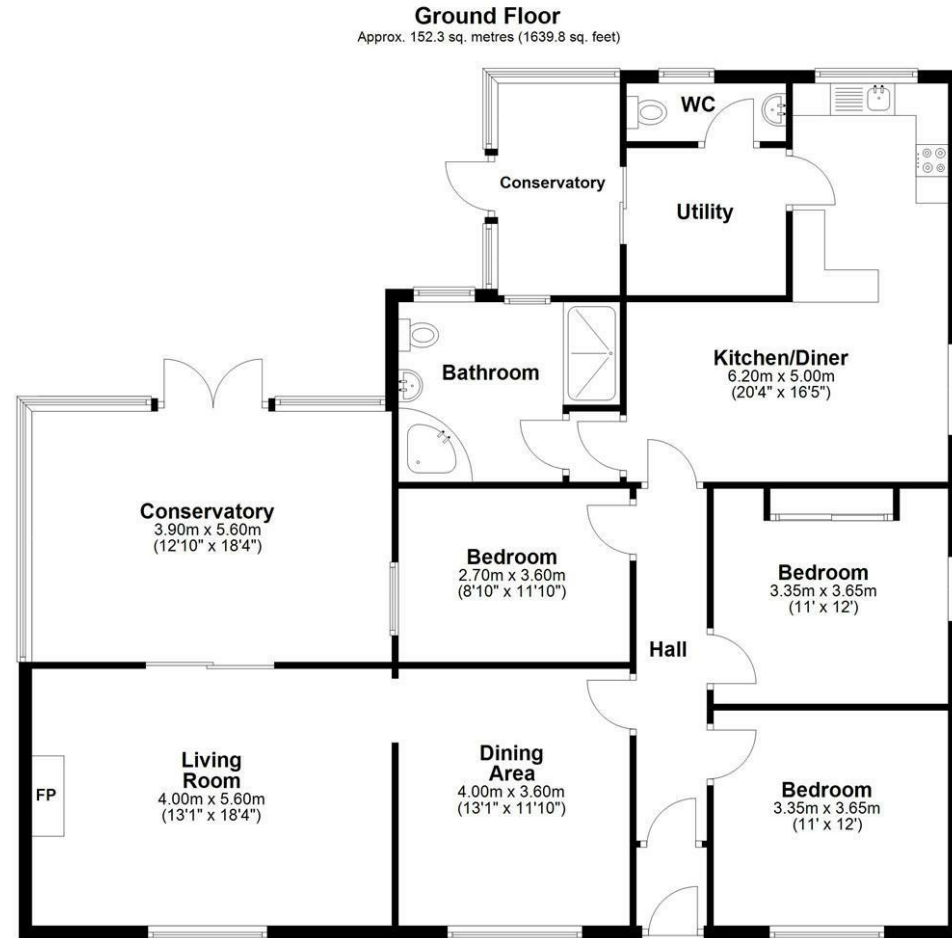






#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	66
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 152.3 sq. metres (1639.8 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
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**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.