



Wood Farm, Wood Farm Close

Nettleton | Market Rasen | LN7 6AS

£1,600 Per Month



Perkins George Mawer & Co.

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

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UNIQUE OPPORTUNITY! Located in the tranquil setting of Wood Farm Close, Nettleton, Market Rasen, this exceptional, detached former Farm House offers a perfect blend of modern living and rural charm. Recently refurbished, the ground floor to this property boasts an impressive five reception rooms, providing ample space for both relaxation and entertaining. You have the choice what function each room will provide. The generous layout is ideal for families or those who enjoy hosting guests, with additional large utility, large storage or pantry and ground floor shower room adds to the practicality of the home.

To the first floor with two well-appointed bedrooms, ensuite and family bathroom and a further two loft bedrooms to the second floor, this residence ensures comfort and convenience for all occupants. The spacious interiors are designed to cater to a variety of lifestyles, whether you seek a peaceful retreat or a vibrant space for gatherings.

The property is set in a picturesque rural location, allowing you to enjoy the beauty of the Lincolnshire Wolds on your door step, while still being within reach of local amenities in the market Town of Caistor. Additionally, there is parking available for up to three vehicles, and a double garage making it easy for you and your guests to come and go as you please.

This home is not just a place to live; it is a lifestyle choice that offers both space and serenity. If you are looking for a beautifully refurbished property that combines modern comforts with a stunning rural backdrop, this house at Wood Farm Close is a must-see.

- Newly Refurbished
- Three Bathrooms
- Good Size rear Garden
- Large Living Accommodation
- Five Reception Rooms
- Open Plan Kitchen - Dining - Seating area
- Parking For Three Cars
- Oil Central Heating

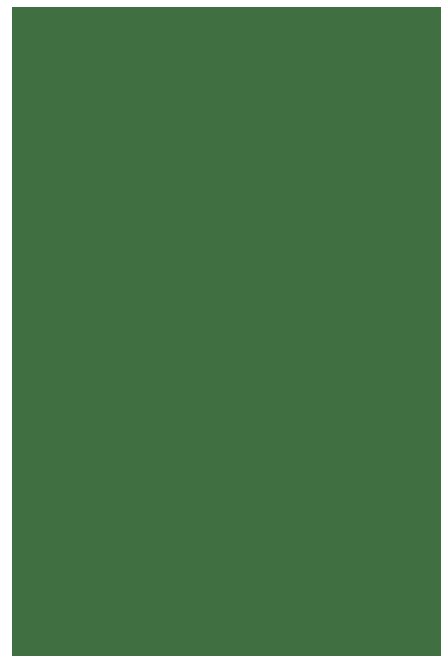
Double Glazed Windows

Rural Location











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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.