



King & Co.

PARKFIELD, LINCOLN ROAD,  
NETTLEHAM, LN2 2NF  
£599,000





## MATERIAL INFORMATION

- ~ Construction type: cavity wall
- ~ Gas central heating
- ~ Off street parking and double garage
- ~ Freehold
- ~ Council tax band: E West Lindsey District Council
- ~ EPC rating: D57

A superbly presented, individual family home having been thoughtfully modernised and extended by the current owners. Parkfield has been designed to create versatile accommodation which spans approximately 2,190sqft (GIA) while boasting a mature, spacious plot which neighbours adjacent farmland.

**RECEPTION HALL 14' 5" x 7' 10" (4.40m x 2.41m)** Being spacious, it offers two windows to front elevation, coving, radiator and carpet.

An opening leads onto:

**INNER HALL** With stairs rising to first floor, window to rear elevation, coving, under stairs storage cupboard, radiator and carpet.



**DINING KITCHEN 13' 4" x 14' 10" (4.08m x 4.53m)** Boasting a comprehensive range of country style units including:

Double Belfast sink inset to work surface with units and integral dishwasher, the work surface continues along the neighbouring wall incorporating Rangemaster cooking range with matching triple extractor hood above, and a range of units below work surface level.

The work surface continues along the abutting wall with units above and integral fridge and freezer units below.

Also with; appropriate wall tiling, coving, space for dining table, tiled flooring, and opening through to;



**SITTING ROOM 13' 3" x 21' 0" (4.06m x 6.42m)**

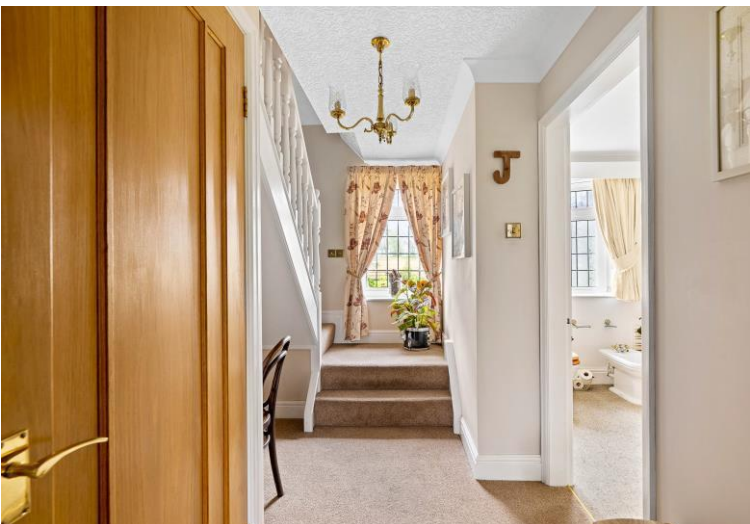
A purpose built extension to the main property to take full advantage of the countryside rear setting.

Boasting bi-fold doors leading out to the adjacent patio, under flooring heating with engineered wood flooring, window to rear and side elevations, further double patio doors to side elevation, deep skirting boards and coving.



**STUDY / BEDROOM 4 13' 4" x 11' 4" (4.08m x 3.46m)** Being a versatile room, currently being used as a separate lounge, it offers windows to front and side elevations, coving, radiator, deep skirting boards and carpet.

**BEDROOM 1 20' 6" x 15' 7" (6.25m x 4.76m)** Being of generous proportions and being set to the rear of the property to take full advantage of the views on offer, it boasts patio doors leading out to adjacent garden patio, fitted wardrobes to part of one wall, coving, 4 wall light points, radiator, carpet and disguised door via the wardrobe leading through to;



**EN SUITE 7' 6" x 8' 2" (2.31m x 2.51m)** With modern fitment including: fully tiled shower enclosure with chrome mixer shower unit, close couple WC with wash hand basin inset to vanity unit with cupboards below opposite; coving, radiator, obscure glazing to front elevation and tiled flooring.

**BEDROOM 2 13' 5" x 11' 4" (4.10m x 3.46m including wardrobes)** Window to front elevation looking out to the mature and spacious front garden, fitted wardrobes to one wall providing secret access to the adjacent En Suite also serving bedroom 1, coving, radiator and carpet.



**FAMILY BATHROOM 10' 6" x 10' 8" (3.22m x 3.27m)** Being of spacious proportions it enjoys a panelled bath with shower attachment, separate fully tiled shower enclosure, pedestal wash hand basin, bidet, close couple WC and fitted cabinetry to one wall.

Also with appropriate wall tiling, coving, radiator and vinyl flooring.

**UTILITY ROOM 7' 5" x 10' 1" (2.28m x 3.08m)**

Accessed separately to the rear of the property and offering modern units including: sink and drainer unit inset to work surface with cupboards and space below for freezer.

Opposite is a further work surface with units both above and below with space adjacent for tall standing fridge freezer.

Also with: UPVC door to rear elevation leading out to the garden, obscure glazed window, door to adjacent double garage, tiled flooring and door to:

**WC** With close couple WC, fitted storage cupboard, obscure glazed window and tiled flooring.



**FIRST FLOOR**

**BEDROOM 3 12' 11" x 16' 2" (3.95m x 4.94m max)** With feature eye brow windows to both front and rear elevations, the latter taking in superb countryside views; sloping ceilings, 3 wall light points, radiator and carpet.

**DRESSING ROOM 10' 3" x 6' 0" (3.14m x 1.85m overall)** with sloping ceilings, access to eaves housing Ideal Logic gas fired central heating boiler, radiator and carpet.

**SECRET STORAGE ROOM 5' 2" x 6' 6" (1.60m x 2.00m max)** Accessed via secret panelled door adjacent to the stair case, it provides an ideal, easy access storage area.



**OUTSIDE** This individual spacious family home enjoys a semi rural setting situated on the road to Danby Hill. Parkfield is approached over a bridge and accessed via double wrought iron gates leading onto the concrete driveway providing offstreet parking and allowing access to the;

**DOUBLE GARAGE 17' 7" x 13' 5" (5.37m x 4.11m)** With electric up and over door, power and lighting.



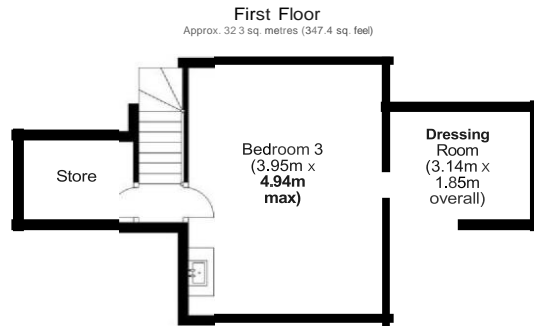
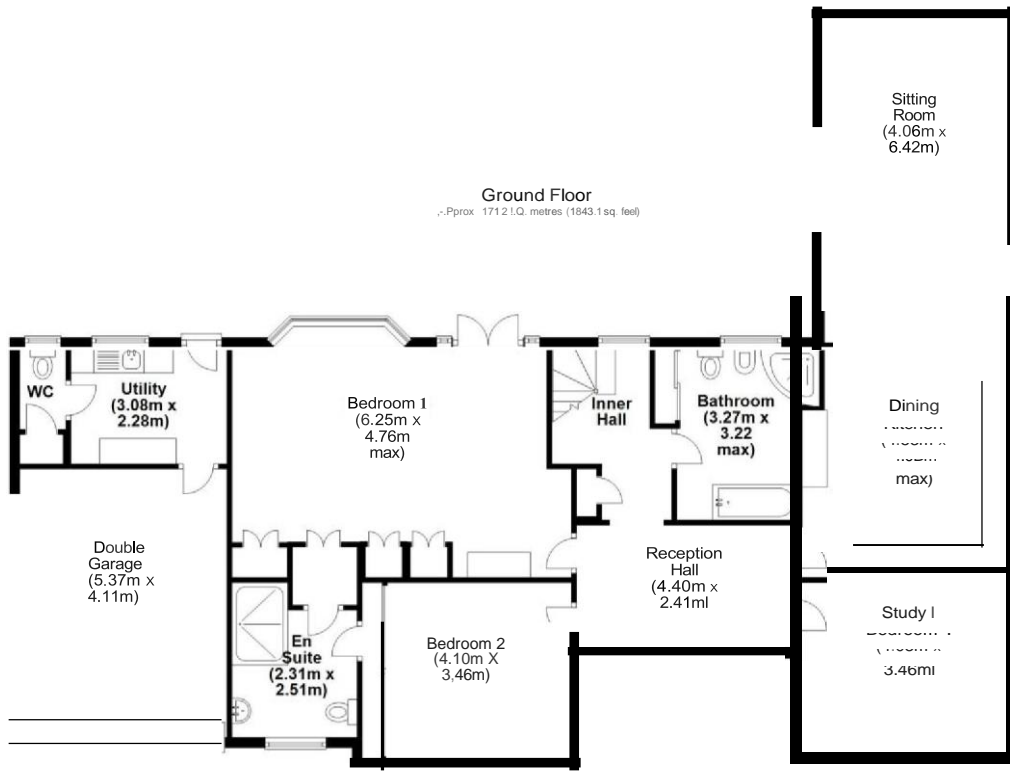


The front garden is of spacious proportions and has been thoughtfully landscaped to provide a mature screen, highlighting privacy while offering an array of mature shrubs and trees creating a colourful frontage.

A curved brick wall with wrought iron gate allows access to the side of the property which has been converted in a grow your own vegetable plot. A laid to lawn area extends around to the rear of the property which boast is superb views out to neighbouring farmland.

The rear garden is of generous proportions which again like the front has been thoughtfully landscaped to include an abundance of mature shrubs and trees creating a mature setting whilst having a low level picket fence to the rear boundary enabling the superb farmland view.

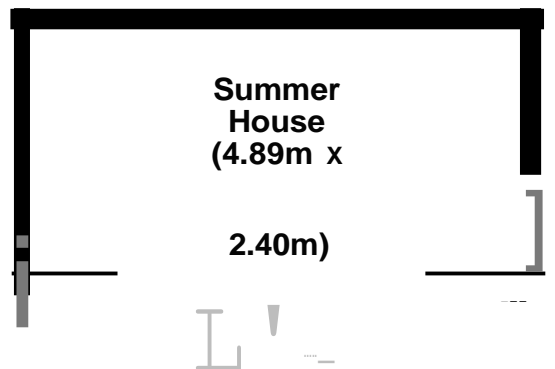
Also with: fishpond close to the patio, various mature garden borders creating a colourful backdrop, purpose built timber summer house to the rear south east corner of the plot, providing an ideal summer relaxation area and taking full advantage of this wonderful setting.



Total area: approx. 203.5 sq. metres (2190.5 sq. feet)

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**Ground Floor**  
Approx. 11.7 sq. metres (126.2 sq. feet)



Total area: approx. 11.7 sq. metres (126.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.



## ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

## SERVICES

Mains electricity and water are connected to the property, there is a septic tank at the property for sewage. Central heating is provided to a radiator system and underfloor heating system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

## TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

## VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

