



Paddock View, Nettleton LN7 6NT

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Paddock View, 1 Mansgate Hill, Nettleton, Market Rasen, Lincolnshire LN7 6NT

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Set into the hillside in the heart of the attractive rural village of Nettleton, this unique, highly individual detached house provides three/four-bedroom accommodation on three floors with interesting split-level rooms enjoying rear views over the mature rear garden to paddock land beyond.



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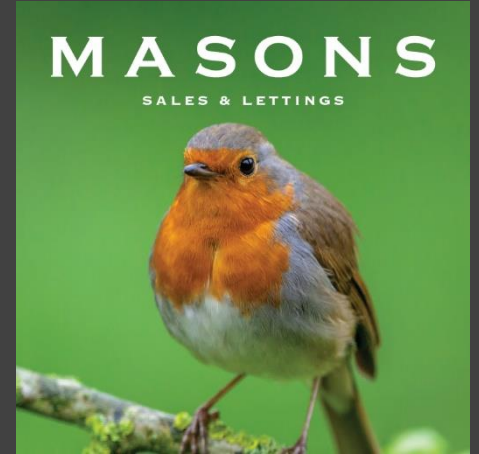
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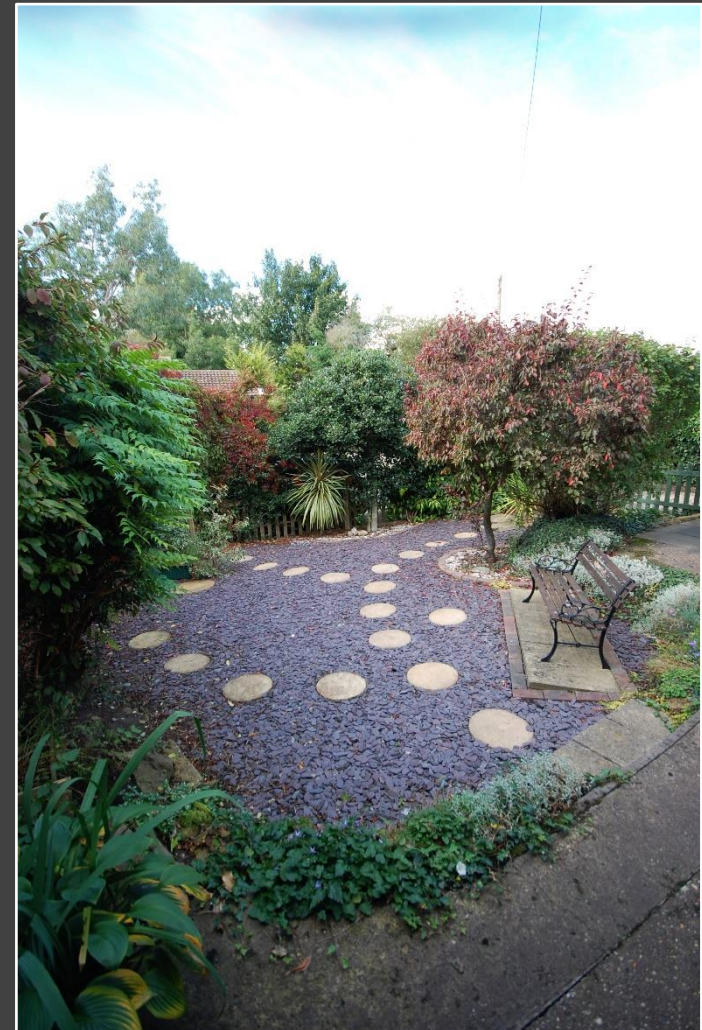
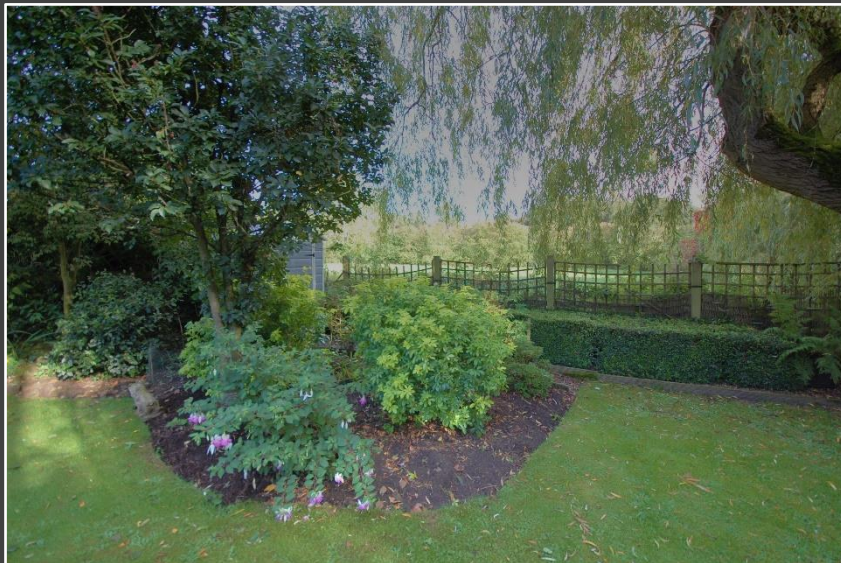


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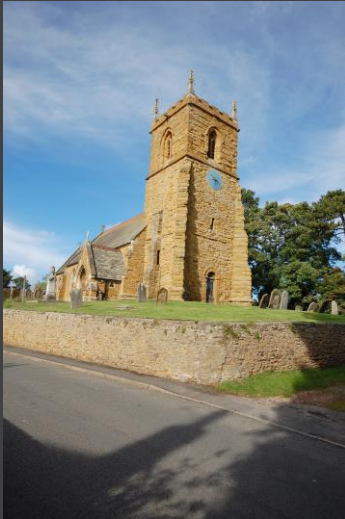
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Directions

From the Market Square in Caistor, turn down Plough Hill by the bollards and follow the road which continues along Horse Market. After the sharp right bend and small rise, you will be on Nettleton Road. Follow the road to the T junction and turn right along the A46. Follow the road and on arriving in Nettleton take the left turn along Church Lane. Follow the lane past the attractive stone-built church and look for Mansgate Hill on the left – Paddock View is a short distance up the hill on the right and is totally deceptive from the lane – belying the extent of the property within.



Location: Nettleton is a picturesque village in an area of outstanding natural beauty and situated less than 1-mile (1.6 km) south-west of Caistor market town. There is a primary school, and a Methodist Church. The village public house is the Salutation Inn. Nearby is the Woodland Trust's Nettleton Wood. The property falls in the catchment area of the highly regarded Caistor Grammar School.

The Property

We understand that this highly individual detached family residence was built during the 1970's with brick-faced cavity walls beneath main pitched timber roof structures covered in concrete tiles with inset dormer. Flat roof sections now have fibreglass roof coverings. The house has uPVC framed, double glazed windows, complementary white uPVC fascias, soffit boards and external boarding to the side dormer. Heating is provided by a Camray oil-fired central heating boiler supplemented by a feature stone fireplace with open grate in the lounge.

The intriguing room layout features a number of split-level floors with versatile accommodation to include a top floor spacious double bedroom with an en suite shower room, two double bedrooms and a bathroom on the lower ground floor, together with a hallway and central study or possible fourth bedroom having a French door onto the rear garden.

The lounge is a spacious full-width room within the rear wing of the house and particularly light with large windows and a French door onto a projecting balcony which takes full advantage of the views across the garden and countryside. The split-level dining kitchen is a further notable feature of the accommodation with oak-fronted units, integrated appliances and a spacious dining/seating area with window overlooking the front garden.

A more detailed account of the accommodation is provided as follows.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor

Part-glazed (double-glazed) front door with matching side panel to the:

Entrance Hall

Bright and airy on split levels with two steps up to the rear hall where a fifteen-pane glazed door opens into the lounge, a part-glazed door opens to the kitchen and the return open-tread staircase leads both up to the first floor and down to the lower ground floor. Radiator, smoke alarm, coved ceiling and trap access to the front roof void. White six-panel door to:

Cloakroom/Shower Room

White suite of low-level WC and vanity wash hand basin set into a cream high-gloss double base cupboard. Part ceramic tile walls, oak-effect floor covering, side window and glazed door to the glazed and ceramic tile shower cubicle with a Triton electric shower unit and extractor fan over. Pendant light point and ceiling spotlight.

Lounge

Extending the full width of the building at the rear, this spacious room enjoys stunning views over the scenic back garden and countryside beyond. There are side and rear windows from floor level, a high-level facing side window. Double-glazed French doors with side panels from floor level open onto a projecting balcony at the rear with metal balustrade.

Stone feature fireplace and chimney breast with open grate and extending to form a wide side TV/display plinth with a slab-paved hearth. Five ceiling spotlight downlighters, two wall light points and radiator.

Snug

A cosy room which could possibly be a separate dining room or even an additional bedroom if required. There is a large multi-pane effect front window overlooking the main approach to the house and a split-level ceiling, together with large radiator, a side window and high-level electricity consumer unit with MCBs. Rear wall recess with display/bookshelf.

Dining Kitchen

An interesting split-level room of generous proportions with a range of oak-fronted units comprising base cupboards, drawer unit, range of wall cupboards with pelmet lighting beneath, roll-edge work surfaces and corner shelves. Angled corner Hotpoint electric double oven with grill and Beko ceramic four plate hob over with a tile-fronted canopy having an inset cooker hood above. Bosch integrated dishwasher and

integrated Beko refrigerator. Slate-effect flooring to the kitchen area and painted diagonally panelled ceiling above. White ceramic one and a half bowl single drainer sink unit with ornamental chrome and white mixer tap. Side window over the basin. Shaped archway with three steps down to the dining/seating area which is an excellent size with an oriel bow multi-pane effect window on the front elevation overlooking the front garden. Large radiator in decorative case, painted plate rack and three ceiling lights. Six-panel door with step down to:

Utility Room

With front and rear part-glazed uPVC doors to the front and rear gardens, side and rear windows, radiator and central heating programmer. Range of base units in pale green woodgrain effect with work surface, single drainer stainless steel sink unit and space beneath with plumbing for washing machine. Further spaces for a tumble-dryer and for a fridge/freezer. The front door opens onto a porch with a door at the side to the boiler room which contains the Camray oil-fired central heating boiler.

Lower Ground Floor

Hallway

With oak-effect floor covering, high-level window over the staircase half landing from above, wall light point adjacent and ceiling spotlight, together with a smoke alarm. Extensive range of built-in units with light wood-effect door facings and including cloaks and

storage cupboards with hanging space and shelving, together with a corner airing cupboard containing the foam-lagged hot water cylinder with immersion heater and linen shelving over. White six-panelled doors lead off to the three rooms at the rear and the bathroom.

Bedroom 2

A double bedroom with window to side and rear elevations and lovely views across the rear garden. Built-in range of furniture having pine-effect facings and comprising two double corner wardrobes, further double half-robe over a chest of three drawers, two further three-drawer units with display shelves over on spindle supports and a matching corner mirror-fronted cupboard. Radiator and two wall light points on dimmer switch.

Bedroom 3

A large single or further double bedroom also enjoying a lovely outlook across the garden and having radiator and wall shelves.

Bedroom 4/Study

Centrally positioned at the rear of the house, this room is presently used as an office and gym area with French door and window on each side to the patio beneath the balcony above which forms a

canopy on metal supports. Corner wall shelves in white and radiator.

Bathroom

White suite comprising panelled corner bath with Aqualisa shower mixer over and high ceramic-tiled surround, vanity wash basin set into a base unit with cupboards beneath and also concealing the cistern of the low-level WC. Ceramic tile splashbacks, radiator, tiled floor and mirror-fronted corner cabinet, together with a further mirror-fronted cabinet with spotlight; Extractor fan.

First Floor

Landing

Overlooking the half landing from the staircase below which has a large window adjacent, casting plentiful light over the hallway and landing in conjunction with a further front window on the first floor. Smoke alarm and store cupboard which also contains the cold-water cistern.

Double Bedroom 1

A large room with deep, part-sloping ceiling and a wide dormer window to the side elevation. Double radiator and entrance lobby area with a built-in, under-eaves double wardrobe adjacent.

En Suite Shower Room

White suite of low-level WC, pedestal wash hand basin and corner glazed and ceramic-tiled shower cubicle with Triton electric shower unit. Ceramic tile splashbacks, side window and

mirror-fronted cabinet. Radiator and floating wall shelf.

Outside

At the front of the property there is a parking bay adjacent to the lane and access from this area onto a gravelled and paved parking space by the house. A picket fence with complementary gate opens onto the pathway which leads onto the front and side entrances with attractive enclosed garden bordered by a number of established ornamental trees, shrubs and bushes, hedges and cascading climbing plants. The garden is finished in slate chippings with a stone rockery and inset paving slabs. To one corner is the modern oil storage tank and there is an outside high-level light by the gate from the drive.

The main garden is positioned at the rear of the house and is a delightful feature of the property comprising good size lawn shaped to established shrubbery beds, rockery, flower borders and a wide patio area with the balcony forming a canopy over part as previously mentioned. The garden is approached from the rear door of the utility room over a long flight of shallow steps with brick walls to the sides and wrought iron balustrade. There are two storage areas at the side of the rear wing of the house, one having an outside tap and there are two high-level floodlights illuminating the steps and rear garden.

The mature trees, shrubs and bushes in the garden frame the view out across the paddock

land to the rear from which the property takes its name and there are two useful garden sheds. To one side, enclosed by brick walls and trellis work, there is a cosy sheltered patio ideal for al fresco dining and barbecuing.

Viewing

Strictly by prior appointment through the selling agent.

General Information

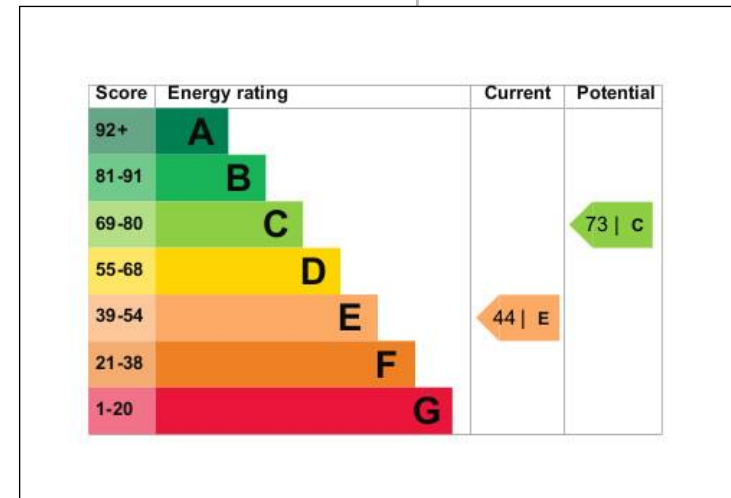
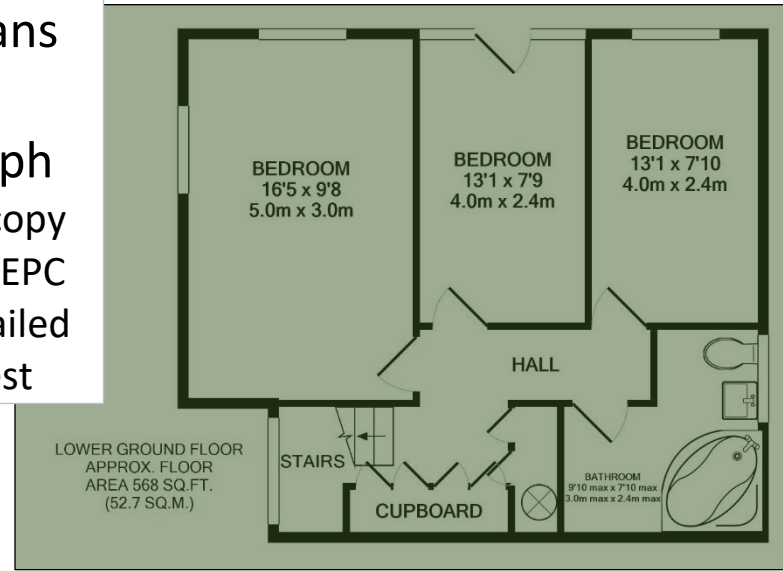
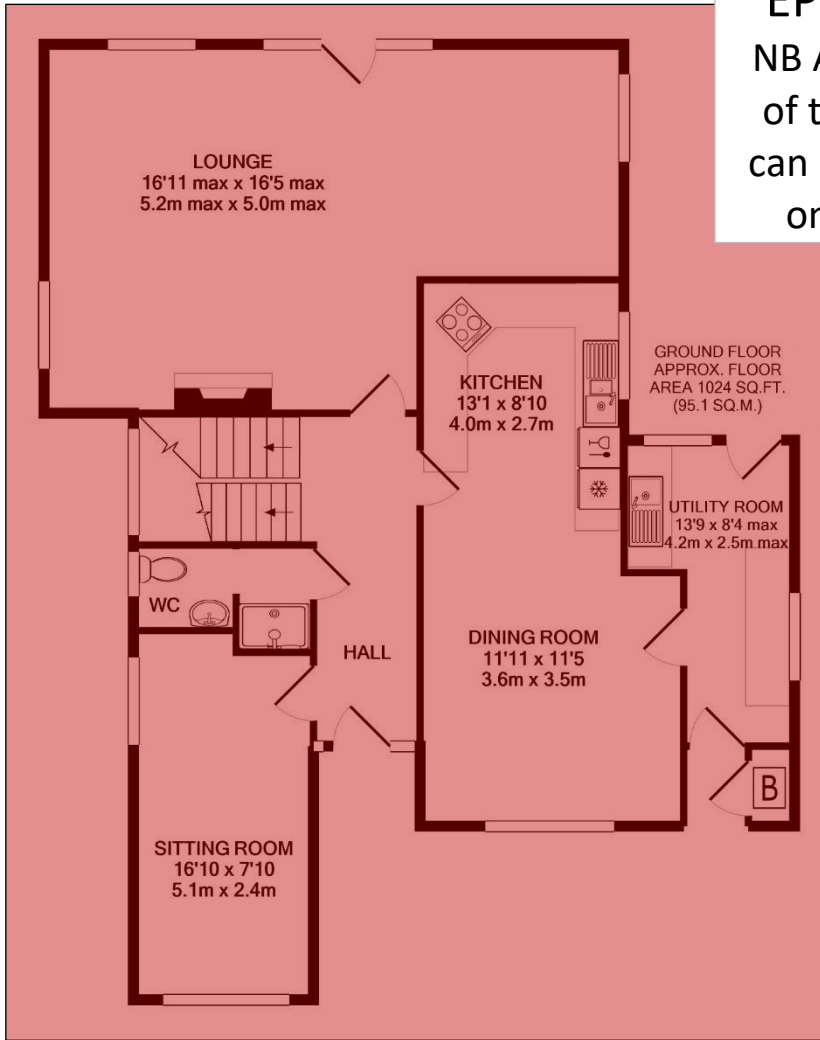
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TOTAL APPROX. FLOOR AREA 1918 SQ.FT. (178.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Floor Plans and EPC Graph

NB A PDF copy of the full EPC can be emailed on request



Masons, Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500 www.movewithmasons.co.uk Sanderson Green T 01472 855030

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