

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

6 DRAYCOT, NETTLETON MARKET RASEN

PURCHASE PRICE £180,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£180,000

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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6 DRAYCOT, NETTLETON MARKET RASEN

Bettles, Miles and Holland are delighted to offer for sale this semi-detached house in the lovely village of Nettleton. With open views to the front and playing fields it makes the ideal family home.

Nettleton has a primary school, a church and the Market town of Caistor is next door. The property comprises of an entrance hall, a lounge with views of the garden and open fields, an office, a fitted kitchen with a walk-in pantry, a spacious utility room and a WC. To the first floor you have three good size bedrooms, two of which again have the views of the open fields and a bathroom. The property benefits from u.PVC double glazing, with an air source heat pump and solar panels, which is a real plus in this economic climate. There is a front garden and a drive for off road parking and the rear garden is a good size and looks out onto open fields. This property must be viewed to appreciate all on offer here.

ENTRANCE HALL

Through a u.PVC double glazed door into the hall, with three u.PVC double glazed windows, stairs to first floor accommodation, a central heating radiator, laminate to the floor, a built in cupboard and a light to the ceiling.



LOUNGE

15'3 decreasing to 11'00 x 14'1 decreasing to 12'9 (4.65m decreasing to 3.35m x 4.29m decreasing to 3.)

The lounge is to the rear of the property with u.PVC double glazed French doors leading onto the garden, a central heating radiator and a light to the ceiling.



6 DRAYCOT, NETTLETON MARKET RASEN

LOUNGE



OFFICE

10'5 x 6'6 decreasing to 2'10 (3.18m x 1.98m decreasing to 0.86m)

The office with a u.PVC double glazed window to the front, a u.PVC double glazed window and a light to the ceiling.



6 DRAYCOT, NETTLETON MARKET RASEN

KITCHEN

10'10 x 10'5 (3.30m x 3.18m)

The fitted kitchen with a range of cream wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with a black mixer tap. An integrated electric double oven and hob, space for a fridge/freezer and plumbing for a dish washer. There is a breakfast bar, a u.PVC double glazed window, laminate to the floor and a light to the ceiling.



KITCHEN



6 DRAYCOT, NETTLETON MARKET RASEN

PANTRY

6'11 x 2'7 (2.11m x 0.79m)

The walk-in pantry with space for an under counter fridge or freezer and work top above. There is shelving and a light to the ceiling



UTILITY ROOM

12'6 x 9'6 (3.81m x 2.90m)

The utility room with built in floor to ceiling cupboards, plumbing for a washing machine and space for a tumble dryer. U.PVC double glazed front and rear doors, a u.PVC double glazed window, a chrome ladder style radiator, a tiled floor and a light to the ceiling.



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WC

5'11 x 2'7 (1.80m x 0.79m)

With a white WC with a central chrome flush, a white sink set in a vanity unit with a chrome mixer tap. A u.PVC double glazed window, a chrome ladder style radiator, a tiled floor and a light to the ceiling.



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, a u.PVC double glazed window, loft access and a light to the ceiling.



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BEDROOM 1

14'1 x 10'6 (4.29m x 3.20m)

This double bedroom at the back of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BEDROOM 2

10'10 x 10'6 (3.30m x 3.20m)

Another double bedroom to the rear of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



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BEDROOM 2



BEDROOM 3

10'6 x 7'3 (3.20m x 2.21m)

This bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, a built in cupboard and a light to the ceiling.



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BATHROOM

5'7 x 6'11 (1.70m x 2.11m)

With a white WC with a central chrome flush, a pedestal wash hand basing with a chrome mixer tap, a separate shower enclosure with a plumbed shower. There is mermaid boarding to the shower area and a tiled splash back to the sink. A u.PVC double glazed window, a central heating radiator, vinyl to the floor and a light to the ceiling.



OUTSIDE

The front garden has a hedged boundary with a wrought iron gate and is mainly laid to lawn with a concrete path and a drive.

The rear garden with views over the fields has a fenced and hedged boundary and is laid to lawn with a decked patio area and there is a timber shed.



6 DRAYCOT, NETTLETON MARKET RASEN

OUTSIDE



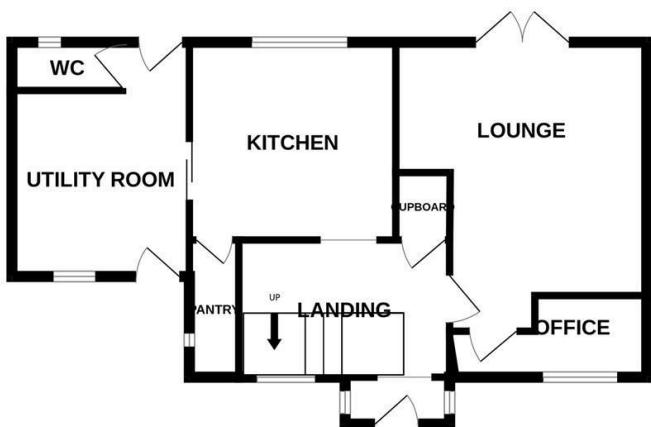
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

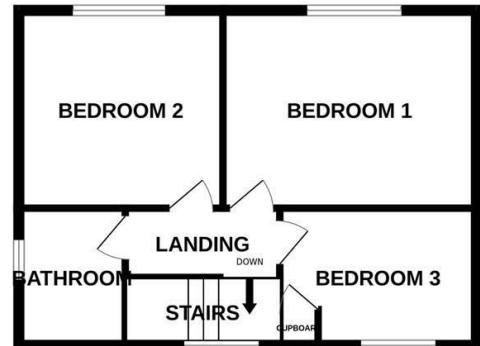
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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ADDITIONAL NOTES

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We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

MORTGAGE ADVICE

WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker Emma Hyldon can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home. Contact our office for further details on 01472 698698 or speak to Emma Hyldon directly on 07522 622 159 or emma@personaltouch-mortgages.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

(BMH may recommend the services of Emma Hyldon Personal Touch Mortgages but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and Emma Hyldon.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland.