



Moor Lane, Sotby, Market Rasen, LN8 5LR

- STUNNING and SPACIOUS 3,900 sq ft, HIGH SPECIFICATION modern comfortable living PERIOD barn conversion, NO 'upward CHAIN'
- GENEROUS 0.4 acre plot with SOUTH FACING BRICK WALLED rear garden and front side garden having VIEWS over open COUNTRYSIDE
- DELIGHTFUL RURAL 'hamlet' location, to the edge of the Lincolnshire Wolds, a designated AREA OF OUTSTANDING NATURAL BEAUTY
- UNDERFLOOR wet HEATING both DOWNSTAIRS and UPSTAIRS, exposed brick INGLENOOK and WOOD BURNER fireplaces, DOUBLE GLAZING
- FOUR king size bedrooms (including downstairs master with en-suite fitted dressing room), FOUR modern bathrooms (and W.C.), FIVE feature receptions
- GARAGE, TRULY EXTENSIVE PARKING including an oval in and out drive, 269 sq ft WORKSHOP/STUDIO
- VAULTED and exposed TIMBER BEAM ceilings, SOLID OAK internal DOORS and FLOORING
- Soft closure fitted KITCHEN (having GRANITE worktops and dual fuel six ring, double oven RANGE COOKER), and UTILITY room

Offers In The Region Of £650,000



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DESCRIPTION

Stunning, spacious 3,900 sq ft, high specification, four king size bedroom (including downstairs master), four modern bathroom (and W.C.), four reception, period barn conversion, as well as having garage, truly extensive parking including an oval in and out drive, 269 sq ft workshop/studio, breakfast room, utility, en-suite dressing room etc, that provides modern comfortable living with period charm, all on a generous 0.4 acre plot (sts) with south facing brick walled rear garden (with loggia and patio) and front side garden (including lawn, trees, vegetable plot, greenhouse and shed) having views over open countryside, in a delightful rural 'hamlet' location, to the edge of the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty, and there is no 'upward chain'.

It also benefits from vaulted and exposed timber beam ceilings, solid oak internal doors and flooring to the four main receptions and all bedrooms, tiled flooring to the remainder, underfloor wet heating downstairs and upstairs with annually serviced boiler, security alarm system and double glazing.

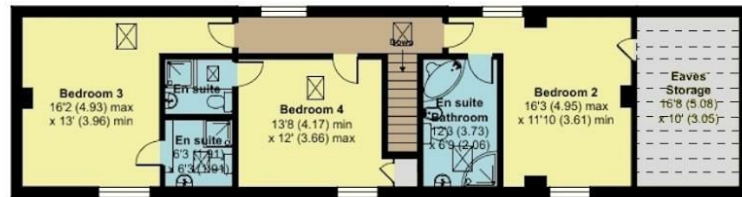
The property comprises of entrance hall with cloakroom and oak staircase, feature lounge (with inglenook exposed brick open fireplace and French doors to the loggia and rear garden), impressive family room (with exposed brick fireplace having wood burner), large home office, dining room open plan to the soft closure fitted kitchen (having granite worktops and dual fuel six ring, double oven range cooker) that in turn is open plan to the breakfast room (having French doors to the loggia and rear garden) and there is the rear hall (with external accesses to the rear garden and side of the property) and the utility room. The master bedroom with both en-suite dressing room (including built in furniture) and en-suite modern bath & shower room is downstairs, whilst upstairs are three king size bedrooms, each with a modern en-suite, including a bath & shower room, and there is a generous eaves store room



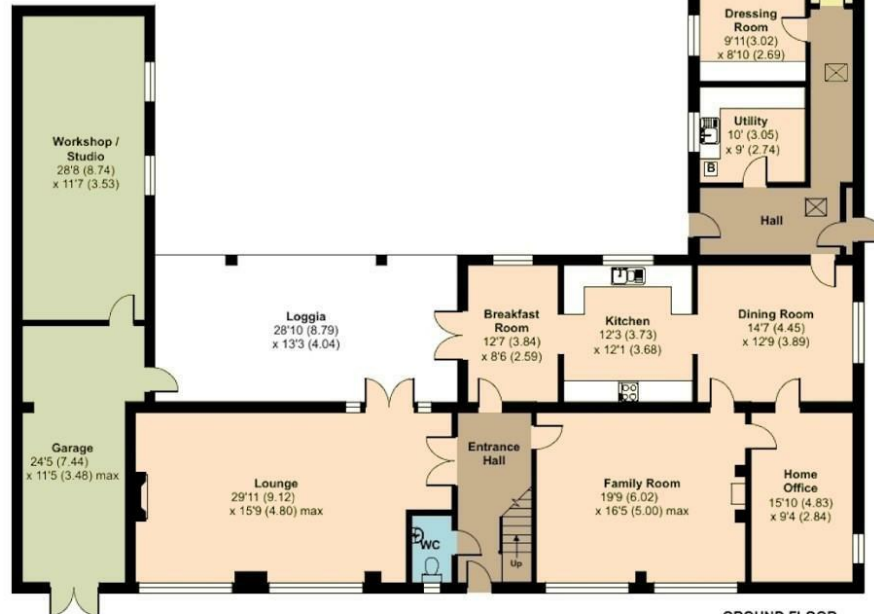




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FIRST FLOOR
APPROX FLOOR
AREA 100.5 SQ M
(1082 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 216.1 SQ M
(2327 SQ FT)

Approximate Area = 3255 sq ft / 302.4 sq m
 Limited Use Area(s) = 154 sq ft / 14.3 sq m
 Workshop / Garage = 582 sq ft / 54 sq m
 Total = 3991 sq ft / 370.7 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hunters Property Group. REF: 1060285

Viewings

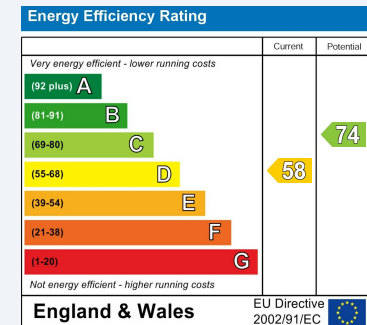
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



10 East Street, Horncastle, LN9 6AZ
 Tel: 01507 524910 Email: horncastle@hunters.com <https://www.hunters.com>

