



Lansallos, Goose Lane, Raithby, PE23 4DX

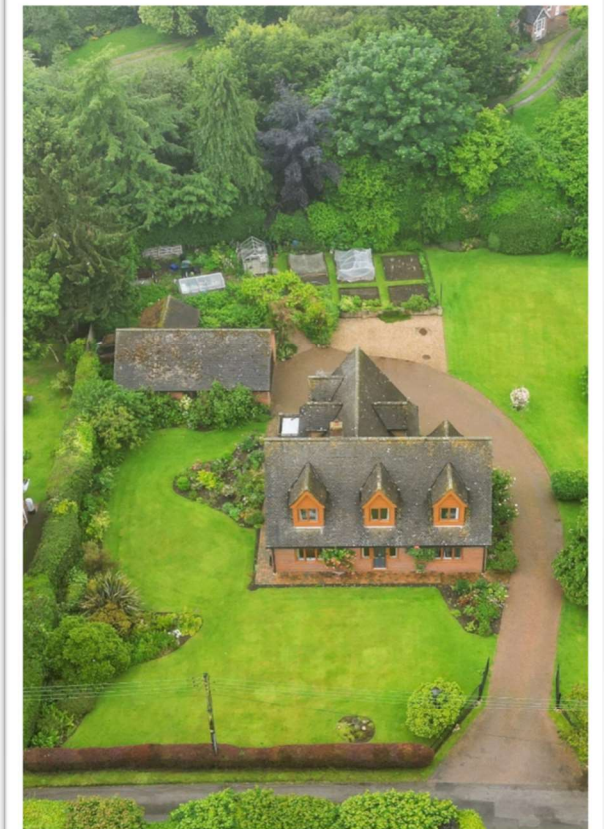
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A substantial detached house on a no-through road location in the sought after Lincolnshire Wolds village of Raithby. On a plot of approximately 0.37 acre, subject to survey, with attractive well maintained lawned gardens stocked with an abundance of shrubs & flowers along with a large vegetable garden with two greenhouses.

Having over 2,200 square feet of well presented accommodation comprising: entrance hall, cloakroom, lounge, dining kitchen, side entrance hall, large utility and WC/boiler room to ground floor. Master bedroom with en-suite bathroom, three further bedrooms and shower room to first floor.

Outside the property has a block paved driveway providing ample off-road parking and a detached quadruple garage with attached workshop/store which is ideal for conversion into an annexe or further living accommodation subject to any necessary planning permission.





Freehold

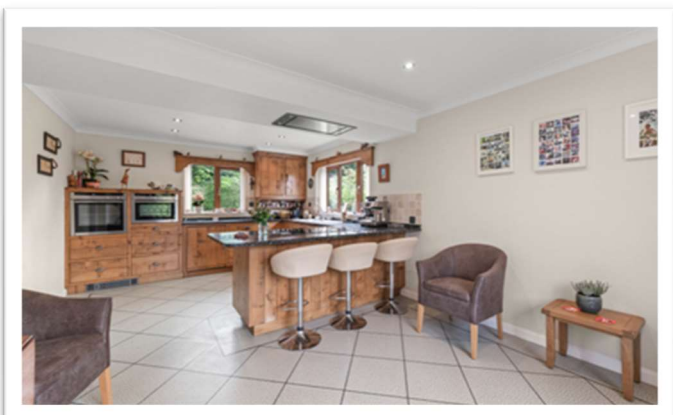
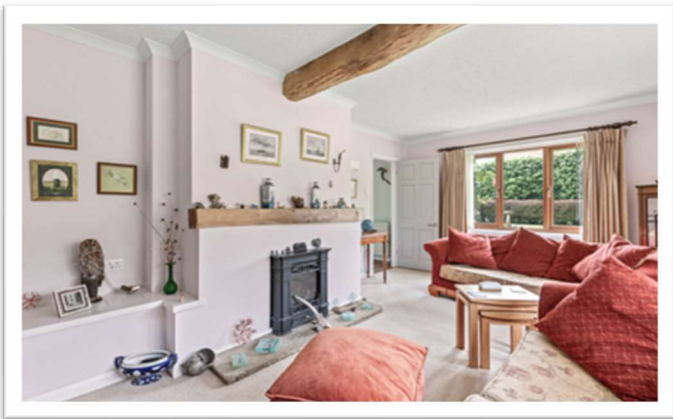
£450,000



## Key Features

- Detached house
- Four bedrooms
- Dining kitchen & large utility
- Cloakroom, en-suite & shower room
- Plot approx. 0.37 acre (STS)
- Lawned gardens
- Detached quadruple garage
- EPC rating D





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### ACCOMMODATION

Part glazed front entrance door with windows to either side through to the:

### ENTRANCE HALL

4.43m x 3.78m (14'6" x 12'5")

Having coved ceiling, two radiators, wood effect flooring and staircase rising to first floor.

### CLOAKROOM

Having coved ceiling, radiator, tiled floor, extractor, hand basin inset to unit with cupboard under and WC with concealed cistern.

### LOUNGE

6.45m x 3.77m (21'2" x 12'5")

Having window to front elevation, bow window to side elevation, coved ceiling, feature beam to ceiling, two radiators and log burner on stone hearth with beam mantle over.

### DINING KITCHEN

6.45m x 3.76m (21'2" x 12'4")

Having windows to front, side & rear elevations, coved ceiling with inset ceiling spotlights, radiator and tile effect flooring.

Fitted with a range units with granite work surface, upstands & tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with cupboard & drawers under, cupboard over, unit to side housing integrated electric oven & microwave with drawers under. Further work surface return with inset induction hob, cupboards & drawers under, breakfast bar to one side, extractor inset to ceiling over.

### SIDE ENTRANCE HALL

Having part glazed door to side elevation and radiator.

### UTILITY

6.33m x 5.19m (20'10" x 17'0")

Having windows to either side elevations, windows & part glazed door to side elevation, radiator and tiled floor. Work surface with space & plumbing for automatic washing machine under. Further work surface with inset ceramic sink & drainer, cupboards under. Further work surface with cupboards under.

### WC/BOILER ROOM

Having wood effect flooring, close coupled WC and oil fired boiler providing for both domestic hot water & heating.









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### FIRST FLOOR LANDING

Having dormer style window to front elevation, coved ceiling, radiator, access to roof space and built-in cupboard.

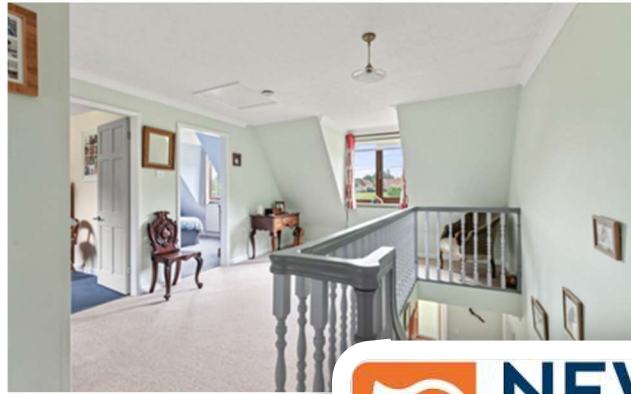
### MASTER BEDROOM

4.26m x 3.76m (14'0" x 12'4")

Having windows to front & side elevations, radiator, two large walk-in wardrobes and dressing table with drawers.

### EN-SUITE BATHROOM

Having window to side elevation, chrome heated towel rail, wood effect flooring, panelled bath, hand basin inset to unit with drawers under and WC with concealed cistern.





### BEDROOM TWO

3.74m x 2.73m (12'4" x 9'0")

Having window to front elevation and radiator.

### BEDROOM THREE

3.73m x 2.77m (12'2" x 9'1")

Having window to rear elevation and radiator.

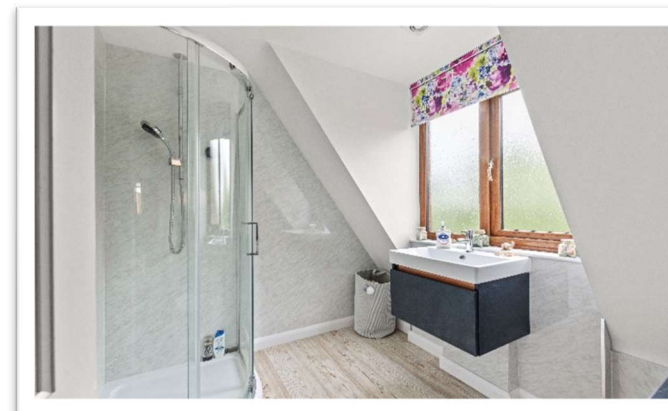
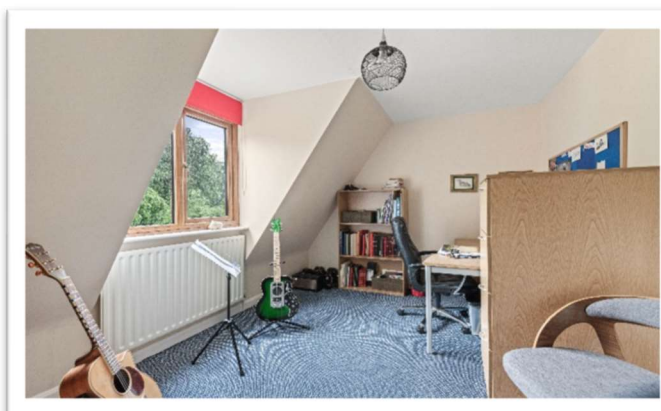
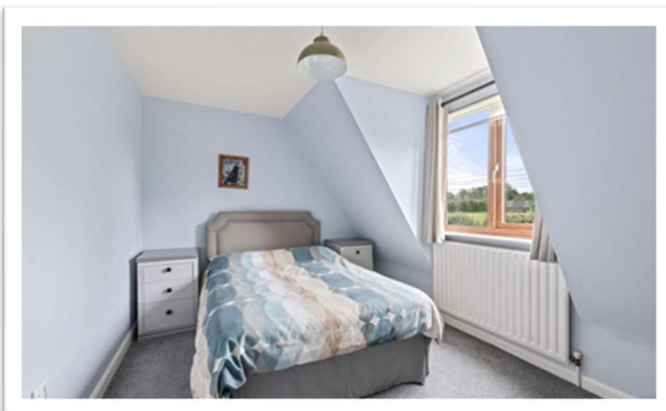
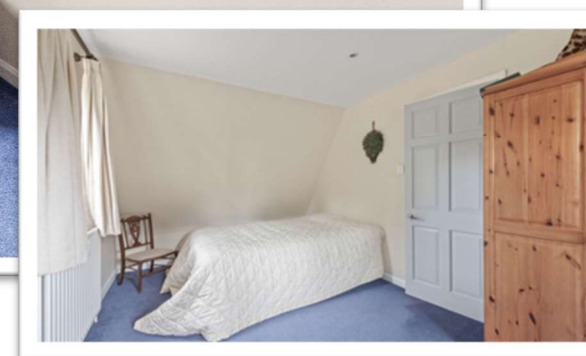
### BEDROOM FOUR

5.16m x 2.79m (16'11" x 9'2")

Having windows to side & rear elevations and radiator.

### SHOWER ROOM

Having window to side elevation, heated towel rail, wood effect flooring, extractor, mermaid board splashbacks, shower enclosure with mixer shower fitting, hand basin with drawer under and WC.





### EXTERIOR

The property is approached by a block paved driveway which extends down the side of the property to a large block paved area and to the:

### QUADRUPLE GARAGE

9.14m x 6.37m (30'0" x 20'11")

Of brick & tile construction with up-and-over door, light & power. Attached to the garage there is a:

### STORE/WORKSHOP

2.89m x 2.46m (9'6" x 8'1")

With part glazed entrance door, window to side, light and power.

### GARDENS

The gardens are majority laid to well maintained lawns with well stocked borders & trees. There is a gravelled seating area and a vegetable garden with two greenhouses.

### THE PLOT

The property occupies a plot of approximately 0.37 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

### SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band E.

### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.







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## Floorplan



Total area: approx. 211.3 sq. metres (2274.4 sq. feet)



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### AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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