



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Hawthorn House Meadow Lane Benniworth  
Market Rasen  
LN8 6JJ

Offers in the Region Of £540,000

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### Property Description

This superb detached family residence is situated within this mature and private plot within the Lincolnshire wolds village of Benniworth, which enjoys great access to Market Rasen as well as the market towns of Louth and Horncastle. Standing within large grounds of approximately 0.47 acres (subject to site survey), the property offers very well presented, flexible and spacious living accommodation throughout, which must be viewed in order to be fully appreciated. The living accommodation is comprised of: Entrance hallway, cloakroom, "L shaped open plan lounge dining room with bi folding doors and multi-fuel burner, snug, fitted kitchen, utility room, boot room, double integral garage, landing with four bedrooms, en suite shower room and family bathroom., with three of the bedrooms having built in fitted wardrobes. Equally as impressive are the mature private grounds to the front and rear. There's a large patio leading out from the lounge ideal for entertaining with outdoor lighting, heating and awning. The rear garden leads to a separate allotment for growing vegetables with greenhouse and two wooden storage sheds. We are advised by the vendor that there is a paddock and stables available for equestrian use via separate negotiation situated a short walk from the property. Benniworth is a quiet rural village situated within

the Lincolnshire Wolds, an area of outstanding natural beauty. The area is ideally placed for outdoor pursuits including country walks and those interested in equestrian pursuits are well served, with a number of facilities available nearby. The village is well placed for travelling to the market towns of Louth (9 miles), Market Rasen (7 miles) and Horncastle (9 miles), with the centre of Lincoln and Humberside Airport being accessible within a short commute.

#### Entrance Hall

7' 4" x 7' 2" (2.240m x 2.194m)

Composite entrance door with double glazed side panels opens into entrance hall. Radiator, tiled floor and coving to ceiling. Door to side opens into cloakroom

#### Cloakroom

4' 6" x 6' 8" (1.37m x 2.021m)

Opaque uPVC window to front aspect. Close coupled w/c, vanity wash basin, tiled floor. Coving to ceiling. Part tiled walls, extractor fan.

#### Lounge dining room

25' 6" x 23' 2" (7.781m x 7.07m)

A superb open plan "L" shaped living space. Two uPVC windows to front aspect, bi-folding doors to rear leading to outside. Four

radiators, feature fireplace housing multi fuel burning stove, tiled floor, stairs leading to the first floor landing. Door to side opens into lobby.

#### **Lobby**

3' 6" x 9' 5" (1.076m x 2.882m)

Open archway leads into kitchen dining room. Tiled floor. Doors to each side leading into snug and utility rooms.

#### **Snug/ Dining Room**

10' 0" x 13' 9" (3.045m x 4.185m)

uPVC window to rear, radiator, tiled flooring. Range of built in fitted cupboards and shelving.

#### **Kitchen/Breakfast Area**

11' 8" x 13' 10" (3.547m x 4.22m)

uPVC window to rear, uPVC window to front. Range of modern fitted units, incorporating 1.5 stainless steel sink bowl unit with draining board and mixer tap, central island, space for 'Range' style cooker, space for fridge freezer, space and plumbing for dishwasher, tiled splash backs and tiled flooring. Central island can be moved if required. Door to side leads into boot room.

#### **Boot**

6' 1" x 13' 10" (1.866m x 4.220m)

Solid timber doors to front and rear aspect. Tiled floor, door to side leads into double garage

#### **Double garage**

16' 2" x 19' 7" (4.926m x 5.980m)

Electric up and over door, light and power . Window to rear aspect

#### **First Floor Landing**

Coving to ceiling, loft hatch.

#### **Bedroom 1**

10' 9" x 13' 2" (3.275m x 4.003m)

uPVC window to rear, radiator, built in fitted wardrobes. Door to side opens into en suite shower room

#### **En Suite**

9' 9" x 4' 10" (2.972m x 1.485m)

Opaque uPVC window to rear, double shower cubicle with mains shower unit, vanity wash hand basin and low level WC. Fully tiled

splash backs to walls, tiled flooring, heated towel rail and extractor fan

#### **Bedroom 2**

9' 1" x 11' 3" (2.774m x 3.431m)

uPVC window to front, radiator, built in fitted wardrobes

#### **Bedroom 3**

10' 0" x 8' 11" (3.056m x 2.706m)

uPVC window to rear, radiator. Built in sliding fitted wardrobes

#### **Bedroom 4**

7' 10" x 8' 8" (2.389m x 2.64m)

uPVC window to front, radiator

#### **Family Bathroom**

7' 10" x 8' 3" (2.377m x 2.527m)

uPVC window to front, , 'P' shaped bath with mains shower unit over, wash hand basin and low level WC. There are tiled splash backs, tiled flooring and a heated towel rail.

#### **Outside**

Access to the property is via secure gated access to the side which leads to the large block paved driveway providing extensive off road parking. The large private front garden is mostly lawned with a large range of established mature trees, shrubs and plants. There is access to the deceptively large rear garden which has a patio ideal for entertaining with outdoor lighting, awning and outdoor heating. The rear garden is enclosed by tall and established hedges and further trees, with a further section behind being used as an allotment , with greenhouse and two wooden panel storage sheds. We understand that the property resides within total grounds of approximately 0.47 acres (subject to site survey). We are advised that there are paddocks located on the lane nearby which are suitable for equestrian use which can be used/ rented via separate negotiation.







### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

### Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### Council Tax Information

Band E: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

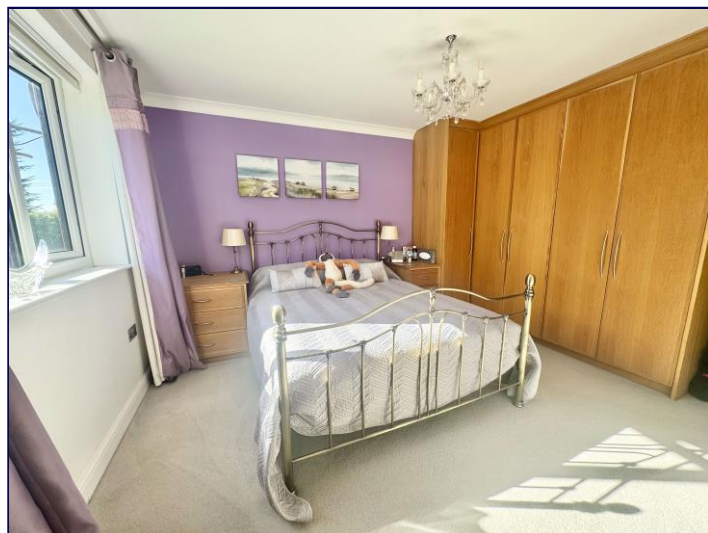
### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



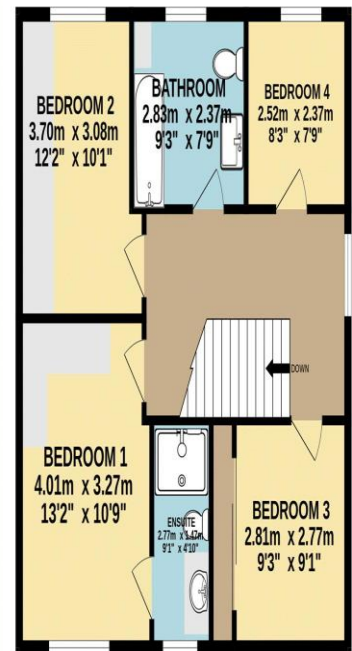
**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
126.0 sq.m. (1357 sq.ft.) approx.

1ST FLOOR  
62.6 sq.m. (674 sq.ft.) approx.



TOTAL FLOOR AREA: 188.6 sq.m. (2030 sq.ft.) approx.

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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