

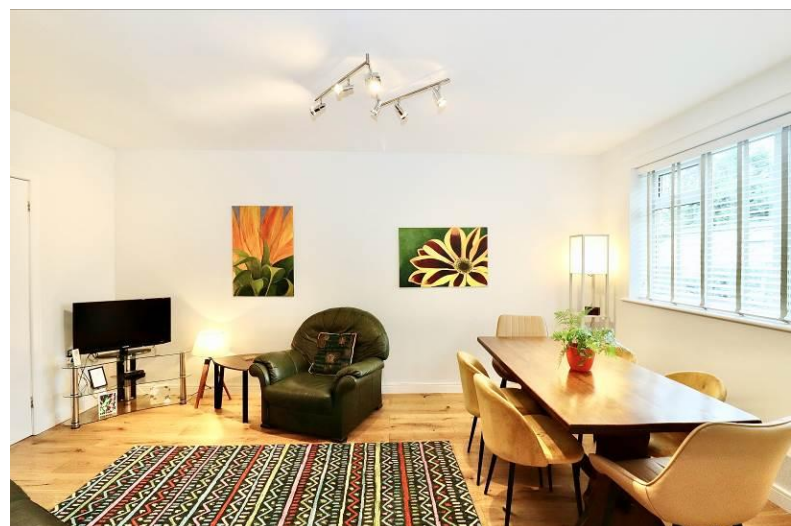


Wychaway, Moor Road

Walesby, Market Rasen, LN8 3UR

£560,000

NO CHAIN! Beautifully transformed throughout by the present Vendors. 'Wychaway' is a fine example of an Executive Detached Bungalow with well proportioned living accommodation, a generous plot of 0.4 Acres STS and excellently situated within this highly desirable Village location. The well planned and versatile internal living space offers Four Double Bedrooms, Two Bathrooms, WC, Study, Lounge with sliding doors to the rear Garden and feature log burner, Living Dining Room with archway leading to the modern Breakfast Kitchen, adjoining Utility Room and Boot Room. Externally there is ample off road parking for multiple vehicles and leading inturn to the Tandem Garage, and meticulously maintained wraparound grounds complete with superb views across to the Church of St Mary's, orchard area, extensive formal lawns, large paved patio and external seating areas, pond with water feature, vegetable beds, greenhouse and garden office. The property also benefits from Solar Panels and a large Loft space, offering endless potential (subject to necessary consents).



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SERVICES

All mains services available. Gas central heating.

EPC RATING – B

COUNCIL TAX BAND – F

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Walesby is a scenic village in the Lincolnshire Wolds Area of Outstanding Natural Beauty. Situated on the Viking Way, Walesby is popular with walkers, horse riders, cyclists and visitors to the renowned Ramblers' Church. Community spirit is strong in Walesby with its thriving village hall, Church and Neighbourhood Watch scheme. The village falls within the catchment areas of excellent primary, comprehensive and grammar schools. Midway between Lincoln and Grimsby, the village has easy access to the A46 and is within 3 miles of Market Rasen with its station, health centre, independent shops, supermarkets, race and golf courses. A half hour walk along the Viking Way leads to a tea shop and Public House in the neighbouring village of Tealby.



DIRECTIONS

From our office in Market Rasen, head along Queen Street to the traffic lights and turn left onto Walesby Road. Continue for about half a mile before turning left at the signpost to Walesby. Follow this road through the woods into the village, shortly after passing St Mary's Church, turn left and at the crossroads turn left onto Moor Road. The property can be found shortly after on the left hand side.

ACCOMMODATION

RECEPTION HALL

14' 1" x 12' 2" (4.31m x 3.71m) Large uPVC Entrance Door with inset glazed panel and complimenting side panels opening into the welcoming Reception Hallway having engineered oak flooring, recessed downlighting, ceiling loft access hatch and access to each Inner Hallway with door to principal rooms.

LOUNGE

20' 11" x 12' 9" (6.38m x 3.89m) Having engineered oak flooring, recessed downlighting, two radiators, uPVC window to the side elevation, uPVC sliding doors to the rear elevation and focal fireplace area with freestanding log burner.

STUDY

8' 1" x 6' 8" (2.48m x 2.05 m) Having engineered oak flooring, uPVC window to the front elevation, radiator and ceiling light point.

INNER HALLWAY (LEFT)

13' 11" x 3' 4" (4.26m x 1.04m) Having engineered oak flooring, recessed downlighting, radiator and doors to Three Bedrooms, Family Bathroom and WC.

MASTER BEDROOM

16' 7" x 11' 10" (5.08m x 3.62m) Having engineered oak flooring, dual aspect views provided by uPVC window to the rear elevation, uPVC window to the side elevation, two slimline radiators, built in wardrobes, ceiling light point and door to En-Suite.

ENSUITE

7' 7" x 6' 0" (2.33m x 1.84m) Modern suite briefly comprising of enclosed tiled corner shower cubicle with sliding entrance doors, inset 'Triton' power shower, WC and vanity wash hand basin with tiled upstands, tile effect soft cushion vinyl flooring, shaver point, frosted uPVC window to the side elevation, recessed down-lighting and towel rail/radiator.

BEDROOM TWO

13' 4" x 12' 1" (4.08m x 3.69m) Having engineered oak flooring, uPVC window to the rear elevation, radiator, built in wardrobe and ceiling light point.

BEDROOM THREE

13' 1" x 9' 0" (4.01m x 2.76m) Having engineered oak flooring, uPVC window to the rear elevation, radiator, built in wardrobe and ceiling light point.





FAMILY BATHROOM

8' 11" x 7' 10" (2.74m x 2.39m) Modern suite briefly comprising of panelled bath with side splash screen and 'Mira' power shower above, WC and vanity wash hand basin with tiled upstands and splashbacks, distressed effect contrasting wood effect LVT flooring, display/towel storage shelving, shaver point, frosted uPVC window to the front elevation, recessed downlighting and towel rail/radiator.

WC

3' 0" x 7' 9" (0.92m x 2.38m) WC and vanity wash hand basin with tiled upstands and splashbacks, distressed effect contrasting wood effect LVT flooring, frosted uPVC window to the front elevation, recessed downlighting and radiator.



INNER HALLWAY TO BEDROOM FOUR

15' 5" x 5' 2" (4.72m x 1.60m) Having engineered oak flooring, recessed downlighting, radiator, three useful Storage Closets, Cloaks cupboard and uPVC window to the side elevation.

LIVING DINING ROOM

16' 4" x 11' 2" (5m x 3.42m) Having engineered oak flooring, uPVC window to the side elevation, radiator, ceiling light point and open arch to Breakfast Kitchen.

BREAKFAST KITCHEN

12' 2" x 12' 1" (3.71m x 3.69m) A modern fitted Kitchen with a comprehensive range of fitted units and drawers with contrasting Quartzite worksurface above, inset sink unit with mixer tap, spaces for dishwasher and fridge freezer, a further complimenting large breakfast bar island with fitted drawers and units to base level, contrasting Quartzite worksurface and two low level feature lighting points above. The cooking area comprises of fitted units to base and eye level, 'Rangemaster' oven with extractor hood above and glazed upstand, recessed downlighting, uPVC window to the side elevation, engineered oak flooring, radiator and sliding door to Utility Room.



UTILITY ROOM

9' 8" x 7' 6" (2.95m x 2.31m) Having wood effect tiled flooring, recessed downlighting, radiator, new gas wall-mounted condensing boiler (fitted July 2023), fitted units to base level, inset sink unit with mixer tap, further built in larder style cupboards, space for washing machine, single glazed internal window and door to Studio/ Boot Room.



STUDIO / BOOT ROOM

8' 2" x 16' 3" (2.51m x 4.96m) With wood effect tiled flooring, strip-lighting, tri-aspect views provided by uPVC windows to the front, side and rear elevations and two uPVC doors to each aspect and leading onto the Gardens. Fitted study area with drawers beneath, units to base level with inset sink unit with singular taps and door to the Garage.



OUTSIDE

Wonderfully secluded and set back from the lane in an enviable, elevated position, the property is accessed by a large block paved Driveway leading in turn to the property's entrance, the Garage and a further reception gravelled parking area with well established lawns and mature trees, shrubs and borders to each side of the Driveway and a gated pedestrian access leading onto the side and rear Gardens. To the rear elevation, there is a bountiful Orchard with a variety of established fruit trees, a log store and wonderful views across to the Church that may be enjoyed from the formal lawns and large paved patio seating area. There are well stocked flowerbeds and borders further complimented by mature shrubs and trees, a beautiful pond with trickling waterfall feature, a working garden area with raised vegetable beds and planters with paved walkways throughout, Greenhouse and Garden Shed. To the far corner of the Garden, there is a hardstanding area complete with useful Studio/Office Outbuilding with uPVC window, power, lighting and wheeliebin storage area.



TANDEM GARAGE

10' 4" x 20' 2" (3.16m x 6.17m) Large tandem Garage with electrical consumer unit and solar panel workings/control panels, loft hatch, two ceiling light points, uPVC window to the front elevation, striplighting and up and over door.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor

Approx. 206.5 sq. metres (2222.8 sq. feet)



Total area: approx. 206.5 sq. metres (2222.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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Plan produced using PlanUp.

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