



## Waterloo Lodge, Waterloo Street Market Rasen, LN8 3ES

**£530,000**

Accessed via walled entrance pillars and positioned at the end of a long sweeping gravelled driveway, Waterloo Lodge is nestled within the heart of Market Rasen with ease of access to all amenities on a sought after, picturesque wraparound plot of approx. 1 Acre STS. Not only does this striking residence offer large and beautifully established Gardens, it also enjoys a Detached Conservatory Studio, Double Garage, Sheds/Workshop Area, Various Patio and Seating Areas and a hidden secret wildflower garden at the far boundary with a Children's Play Area/Tree House and Riverside Patio Area. Internally, the property offers versatile and spacious accommodation that easily lends itself to multi-generational living. A welcoming Entrance Porch leads to the Reception Hallway and into the Conservatory, Lounge, Dining Room, Breakfast Kitchen, Utility Room, Ground Floor Bedroom with En-Suite Shower Room and Ground Floor Family Bathroom. On the First Floor there is a mezzanine galleried Study/Snug Area, Master Bedroom with En-Suite Bathroom, three Further Double Bedrooms and a recently re-fitted Family Shower Room. An early viewing of the property is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D**

**COUNCIL TAX BAND – F**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Market Rasen is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger Towns and City networks. The Town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guesthouses, public houses, library, health care providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').



## ACCOMMODATION

### ENTRANCE PORCH

4' 10" x 11' 5" (1.48m x 3.50m), with uPVC double doors opening into the Entrance Porch, tiled flooring and doors to:

### RECEPTION HALL

13' 7" x 15' 5" (4.15m x 4.71m) (max), with uPVC feature windows to the part vaulted ceiling, aluminium patio doors leading to the Conservatory, staircase to the First Floor with open understairs recess, doors to all principal Reception Rooms and continuing into the Inner Hall, radiator, wall light point, ceiling light point, partial exposed brick feature wall and timber cladding to part vaulted ceiling.



### LOUNGE

22' 10" x 16' 0" (6.97m x 4.90m), with frosted inset panelled double doors, tri-aspect views provided by large uPVC windows to the front, side and rear elevations, three wall light points, ceiling light point, feature fireplace with inset log burner and one radiator.

### CONSERVATORY

10' 2" x 10' 7" (3.10m x 3.23m), a uPVC Conservatory with rear entrance door to the Gardens.

### INNER HALLWAY

12' 0" x 6' 1" (3.67m x 1.87m), with doors to Ground Floor Rooms, a range of fitted storage cupboards with space for fridge freezer and tumble dryer, ceiling light point and radiator.



### DINING ROOM

13' 10" x 12' 4" (4.24m x 3.77m), with dual aspect views provided by uPVC windows to the front and side elevations, ceiling light point and radiator.

### KITCHEN/BREAKFAST ROOM

14' 6" x 11' 8" (4.44m x 3.56m), with dual aspect views provided by uPVC windows to the front and side elevations, a comprehensive range of fitted units and drawers to base level with contrasting work surfaces above, inset resin sink unit with mixer tap over and tiled upstands, further complementing units to eye level, low-level Island/Breakfast Bar Area, pan storage shelf, recessed downlighting inset providing feature lighting, integral oven, grill, hob with extraction above, ceiling light point, tile-effect vinyl flooring, radiator and door to:



### UTILITY ROOM

6' 2" x 9' 7" (1.89m x 2.93m), with uPVC window and entrance door to the side elevation, fitted units and drawers to base level with contrasting work surfaces above, inset stainless steel double sink unit with mixer tap over, partly-tiled walls, further contrasting units to eye level, spaces for washing machine and dishwasher, ceiling light point, tile-effect vinyl flooring and radiator.



**GROUND FLOOR BEDROOM FIVE**

14' 6" x 11' 10" (4.44m x 3.61m) (max), currently utilised as a Music Room, with uPVC window to the rear elevation, radiator, ceiling light point and door to:

**EN-SUITE**

7' 1" x 7' 8" (2.18m x 2.35m), with LVT flooring, tiling to walls, WC, wash hand basin, large corner shower cubicle with sliding entrance doors, inset electric power shower, frosted uPVC window to the rear elevation, extractor, ceiling light point and radiator.

**FAMILY BATHROOM**

9' 11" x 7' 10" (3.04m x 2.40m), with tiled flooring, partly-tiled walls, WC, wash hand basin, panelled bath, large corner shower cubicle with sliding entrance doors, inset direct feed shower, frosted uPVC window to the side elevation, extractor, ceiling light point and towel rail radiator.



**FIRST FLOOR LANDING**

With mezzanine Study/Snug Area overlooking the Reception Hall, wall light point, ceiling light point, radiator and door to two airing cupboards and all principal First Floor Rooms.

**MASTER BEDROOM**

12' 5" x 13' 3" (3.79m x 4.06m), having two uPVC windows to the rear elevation, feature-painted timber-panelled ceiling, built-in wardrobes, radiator and door to:

**EN-SUITE**

6' 7" x 9' 7" (2.01m x 2.93m), having corner panelled bath with electric power shower over, bidet, vanity wash hand basin with vanity units and recessed beauty lighting to mirror above, WC, non-slip vinyl flooring, tiling to walls, frosted uPVC window to the side elevation, radiator, ceiling light point and extractor.



**BEDROOM TWO**

12' 3" x 11' 1" (3.74m x 3.40m), with dual aspect views provided by uPVC windows to the front and side elevations, ceiling light point, radiator, fitted wardrobes, dressing/vanity area and drawers.

**BEDROOM THREE**

11' 1" x 14' 0" (3.39m x 4.28m), with dual aspect views provided by uPVC windows to the front and side elevations, radiator, ceiling light point and fitted wardrobes.

**BEDROOM FOUR**

10' 1" x 8' 9" (3.08m x 2.69m), having uPVC window to the side elevation, radiator and ceiling light point.



**FAMILY SHOWER-ROOM**

9' 3" x 6' 6" (2.83m x 1.99m), recently refitted and modernised with LVT flooring, tiling to majority of the walls, shaped feature display alcove, WC, vanity wash hand basin, large corner shower cubicle with sliding entrance doors, inset double head direct feed shower, frosted uPVC window to the side elevation, extractor, ceiling light point and radiator.



### STUDIO / CONSERVATORY

15' 3" x 10' 3" (4.65m x 3.14m), a detached hexagonal uPVC Conservatory with double French style doors and tiled flooring - a perfect Garden Room Studio.

### DOUBLE GARAGE

20' 5" x 18' 10" (6.24m x 5.76m), having up and over doors, power, lighting, WC, sink and eaves storage.

### OUTSIDE

The property is wonderfully secluded and private, enjoying an impressive wraparound plot of just over 1 Acre STS. The property has a sweeping gravelled driveway bordered by formal lawns, return Reception Parking leading to the Front Entrance steps and a Detached Double Garage with ample space for numerous vehicles/motorhome/caravans/trailers. There is a gated side entrance leading to the block paved patio providing pedestrian access to the Garages, Timber Sheds and Workshop and spreads into a patio and sheltered BBQ area, overlooking the far-reaching rear lawns and established flower beds. There is a large former pond beneath the mature trees, a circular courtyard sun patio and lawns continuing through the shrubs and trees to a private wildflower area complete with Children's Play Area/Tree House. At the far boundary, the Gardens are concluded by a paved patio seating area overlooking the River Rase - a perfect spot for peaceful summer evening drinks!



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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

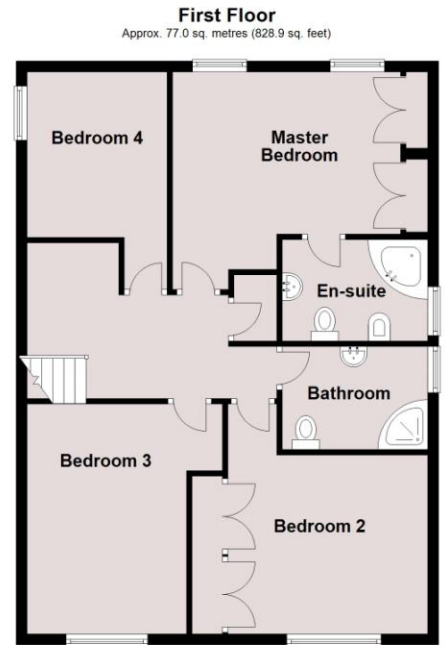
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Total area: approx. 216.0 sq. metres (2324.7 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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