



Willingham House, 55a Willingham Road Market Rasen, LN8 3DX

£525,000

An excellent and individual detached family home situated just on the outskirts of the sought-after Market Town of Market Rasen. The property has been constructed to a high specification by Wade Construction Ltd and offers impressive and spacious living accommodation to briefly comprise of Main Entrance Vestibule with large floor-to-ceiling windows, Cloakroom, Sitting Room, Study, impressive open plan fitted Kitchen with integrated appliances, Dining and Living area with Bifold doors leading to the Rear Garden. The First Floor Landing leading to four Bedrooms, two En-Suites and a Family Bathroom. Outside the property is situated on a large plot with a driveway providing off-road parking for numerous vehicles and access to the Detached Double Garage with electric garage door. The property further benefits from gas-fired central heating, underfloor heating to the Ground Floor and solar panels. Viewing of this newly-constructed property is highly recommended.





SERVICES

All mains services available. Gas-fired central heating. Underfloor heating to the Ground Floor. Solar Panels.

EPC RATING – A

COUNCIL TAX BAND – TBC

LOCAL AUTHORITY - TBC

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading North out of Lincoln on the A46 towards Market Rasen, continue along for approximately 13 miles, taking you through the villages of Dunholme and Faldingworth. At the junction at Middle Rasen turn right taking you through Middle Rasen and continue along the A46. As the A46 forks to the left, turn right on to Gainsborough Road, heading towards the centre of Market Rasen. Proceed through the centre of Market Rasen, eventually bringing you onto Willingham Road. Proceed along and the property can eventually be located on the left hand side.



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 VESTIBULE

With main entrance door, large feature floor-to-ceiling windows, stairs rising to First Floor Galleried Landing, porcelain tiled floor and inset downlighters.

SEPERATE WC

With Villeroy and Boch push button WC, part-tiled surround, feature circular wash basin, extractor fan and inset downlighters.

SITTING ROOM

13' 7" x 11' 11" (4.14m x 3.63m), with UPVC window to the front elevation and wall-mounted TV point and socket.

STUDY

11' 11" x 9' 2" (3.63m x 2.79m), with UPVC window to the front elevation and TV and telephone points.



L-SHAPED OPEN PLAN KITCHEN/DINING/LIVING AREA

27' 4" x 25' 9" (8.33m x 7.85m) (max measurement for L-shape).

KITCHEN/DINING AREA

Approx. 27' 4" x 13' 1" (8.33m x 3.99m)

KITCHEN AREA

Fitted with a range of quality fitted units incorporating larder cupboard, drawers and quartz worktops, integrated appliances incorporating AEG microwave and double oven, integral fridge and freezer, AEG induction hob and extractor fan, further display unit, sink and drainer, inset downlighters, understairs storage area, porcelain tiled floor and UPVC window to the rear elevation.

DINING AREA

With feature wall with concealed lighting and display shelving, inset downlighters, porcelain tiled floor and wall-mounted TV point and socket.

LIVING AREA

Approx. 18' 1" x 11' 3" (5.54m x 3.43m), with double glazed Bifold doors to the Rear Garden, wall-mounted TV point and socket, porcelain tiled floor and UPVC window to the side elevation.





UTILITY ROOM

13' 1" x 5' 9" (3.99m x 1.75 m), with UPVC side entrance door, UPVC window to the side elevation, fitted cupboard housing the Ideal gas central heating boiler, fitted units for tumble dryer and washing machine, porcelain tiled floor, inset downlighters and further base cupboards and work surfaces.

FIRST FLOOR GALLERIED LANDING

With two radiators, access to roof void, inset downlighters, feature floor-to-ceiling window, feature light fitting and an airing cupboard with hot water cylinder.

BEDROOM

Approx. 12' 0" x 11' 10" (3.66m x 3.61m)(to fitted wardrobe), with UPVC window to the front elevation, fitted wardrobes and radiator.



EN-SUITE

With suite to comprise of Villeroy and Boch push button WC, feature wash hand basin with vanity drawers below and large fitted shower cubicle with rainfall shower head and further separate shower fitting, inset display shelf, inset downlighters, extractor fan, towel radiator, porcelain tiled floor and tiled walls.

BEDROOM

Approx. 11' 1" x 10' 9" (3.38m x 3.28m)(to fitted wardrobe), with UPVC window to the front elevation, radiator and fitted wardrobes.



EN-SUITE

With suite to comprise of Villeroy and Boch push button WC, feature wash hand basin with vanity drawer below and fitted shower cubicle with rainfall shower head, inset downlighters, extractor fan, inset display shelving in the shower area, porcelain tiled floor, tiled walls and towel radiator.

BEDROOM

12' 5" x 9' 6" (3.78m x 2.87m), with UPVC window to the rear elevation, wall-mounted TV point and socket and radiator.

BEDROOM

12' 2" x 8' 4" (3.71m x 2.57m), with UPVC window to the rear elevation, radiator and wall-mounted TV point and socket.



FAMILY BATHROOM

12' 5" x 9' 6" (3.78m x 2.9 m), with suite to comprise of feature bath with tap and separate shower fitting, Villeroy and Boch push button WC, feature wash hand basin with vanity drawers below and centre mirror and fitted shower cubicle with rainfall shower head and inset display shelf, porcelain tiled floor, tiled walls, towel radiator, inset downlighters, extractor fan and UPVC window to the rear elevation.



OUTSIDE

To the front of the property there is a gravelled Driveway and hardstanding area for vehicles, access to the Detached Double Garage and a range of flowerbeds. There is an extensive Rear Garden with a large patio area laid with porcelain slabs, outside electric sockets and outside wall lighting.

DOUBLE GARAGE

17' 4" x 16' 8" (5.28m x 5.08m), with electric garage 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, Dale & Co 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 then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then 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:

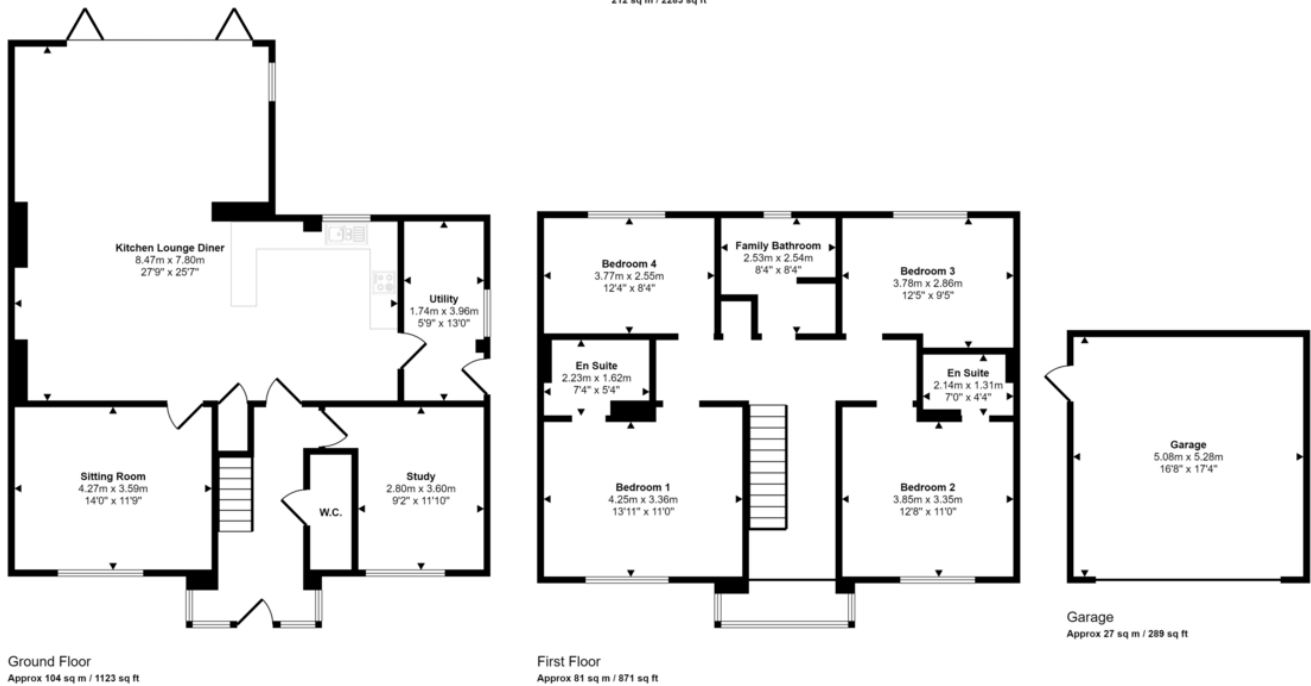
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.





Approx Gross Internal Area
212 sq m / 2283 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.