



Amber Lea, Main Road

Holton-Cum-Beckering, Market Rasen, LN8 5NG

£240,000

Situated in the quiet village of Holton-Cum-Beckering, this detached bungalow is nestled away from the road down a private driveway. The property enjoys a fantastic position set within its own grounds of approximately 0.3 acres (STS) with open views across surrounding countryside. There is great potential for extension and development (subject to necessary consents). The accommodation features a Hall, Kitchen, Lounge, Conservatory, two Bedrooms and a Bathroom. The property currently does require modernisation but presents an exciting opportunity. Holton-Cum-Beckering provides a peaceful setting, yet offers good access into Market Rasen, the nearby village of Wragby and the Cathedral City of Lincoln. The property further benefits from No Onward Chain.



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SERVICES

Mains electricity, drainage and water. Central heating via a solid fuel fire.

EPC RATING – F

COUNCIL TAX BAND – C

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is located within a most attractive semi-rural area with open views to the rear. Holton-Cum-Beckering is located approx. 5 miles South of Market Rasen and approx. 2½ miles North of the nearby village of Wragby; both offer a range of local day-to-day amenities. The Cathedral City of Lincoln is located approximately 12 miles to the South West, accessible via the A158.



ACCOMMODATION

HALL

With aluminium door to the side elevation, parquet flooring, radiator and UPVC double glazed window to the side elevation.

KITCHEN

13' 7" x 12' 6" (4.14m x 3.81m), with UPVC double glazed windows to the front and side elevations, vinyl flooring, fitted with a range of wall and base units with drawers and work surfaces over, stainless steel sink and drainer, spaces for a freestanding cooker, fridge and freezer and a fireplace with a back boiler.

LOUNGE

13' 6" x 12' 6" (4.11m x 3.81m), with UPVC double glazed window to the front elevation, parquet flooring, fireplace and electric radiator.

CONSERVATORY

10' 1" x 8' 7" (3.07m x 2.62m), with timber windows and double doors.

BEDROOM 1

12' 6" x 10' 5" (3.81m x 3.18m), with UPVC double glazed windows to the rear and side elevations and radiator.

BEDROOM 2

9' 5" x 9' 0" (2.87m x 2.74m), with UPVC double glazed window to the side elevation and radiator.

BATHROOM

9' 0" x 6' 1" (2.74m x 1.85m), with UPVC double glazed window to the side elevation, low level WC, wash hand basin, bath and airing cupboard housing the hot water cylinder.

OUTSIDE

The property is approached via a shared gravelled driveway leading to double gates into a further gravelled driveway providing ample off-street parking and also giving access to the garage and garden shed. There are lawned gardens with a range of mature shrubs and trees. To the side of the property there are further lawned areas with mature trees leading to a generous-sized mature rear garden with open views and a greenhouse.





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GETTING A MORTGAGE

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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 roughly checked.

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Ground Floor

Approx. 75.3 sq. metres (810.3 sq. feet)



Total area: approx. 75.3 sq. metres (810.3 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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