



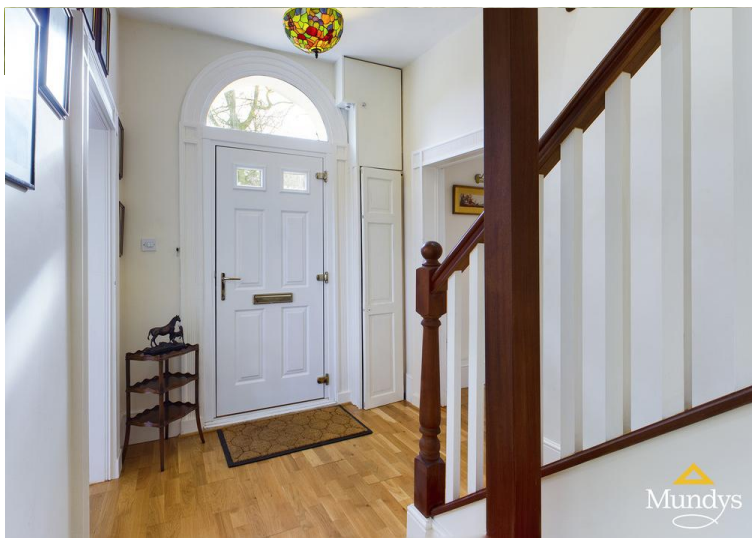
The Old Rectory, Usselby

Market Rasen, LN8 3YJ

£850,000

NO ONWARD CHAIN - THE VENDORS MAY CONSIDER A PART EXCHANGE AT THEIR DISCRETION - The Old Rectory is an extensive 4 bedroomed versatile residence, also benefitting from a self-contained annexe in this idyllic Hamlet location. The property offers spacious, bright and traditional farm house style family living accommodation throughout that really must be viewed to be fully appreciated. The large reception rooms have large windows and ornate feature fireplaces with inset multi-fuel burners further complimented by a south facing Conservatory situated off the Dining Room, also having an ornate feature fireplace. The traditional bespoke fitted Breakfast Kitchen enjoys a feature window and offers ample working space ideal for the family home, whilst also enjoying a separate Boot Room/Rear Lobby and separate Utility Room. There are three good sized Double Bedrooms to the first floor, two with En-Suite facilities, all enjoying countryside views and an additional fourth bedroom with useful modern Family Shower Room. The Old Rectory itself briefly comprises; Reception Hallway, Lounge with multi-fuel burner and opening to the Breakfast Kitchen, Dining Room, Conservatory, Boot Room and Rear Entrance Lobby, Utility Room and Ground Floor Shower Room. To the first floor; Master Bedroom with En-Suite and built-in doset, Guest Bedroom with En-Suite, Bedroom Three with built-in doset, Family Shower Room and the fourth single Bedroom/Nursery. The self-contained one bedroomed annexe offers an ideal opportunity for multi-generational living or holiday cottage potential (subject to necessary consents) and briefly comprises; Lounge Diner, Kitchen, Utility and WC with a Bedroom and Bathroom to the first floor. Externally, the property sits on well-established formal gardens with far reaching views to all elevations. There is a large raised paved entertainment and dining patio area complete with pergola that also provides access to the courtesy doors to the large Detached Double Garage Block.

The Old Rectory, Usselby, Market Rasen, LN8 3YJ



SERVICES

Mains water and electricity. Oil fired central heating. Drainage to a septic tank.

EPC RATING – F.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Usselby is a Rural Village to the North of the popular Market Town of Market Rasen. 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').





RECEPTION HALLWAY

With uPVC door to the front aspect, wooden flooring and stairs to the First Floor Landing.

DINING ROOM

16' 5" x 14' 2" (5.02m x 4.34m) With uPVC window to the front aspect, uPVC window and double doors leading to the Conservatory, door way leading to the Study, electric heater and decorative fireplace.

CONSERVATORY

21' 0" x 11' 2" (6.42m x 3.42m) With uPVC windows to the front and side aspects, double uPVC doors to the garden, radiator, central fan with light and wooden flooring.

STUDY

7' 0" x 9' 9" (2.14m x 2.99m) With wooden flooring, fitted desks, shelving and door to the Annexe.

LOUNGE

15' 8" x 13' 11" (4.79m x 4.26m) With uPVC windows to the front and side aspects, wooden flooring, log burner and radiator.

KITCHEN

16' 1" x 13' 11" (4.92m x 4.25m) With uPVC windows to the side and rear aspects, tiled floor, fitted with a range of wall, base units and drawers with wooden work surfaces over, ceramic sink with mixer tap, hot water dispenser, Range cooker, space for a fridge freezer and radiator.

UTILITY ROOM

9' 9" x 12' 8" (2.99m x 3.88m) With tiled floor, fitted with a range of base units and drawers with work surfaces over, sink unit and drainer with mixer tap and spaces for an automatic washing machine and tumble dryer.

REAR HALLWAY

With tiled floor and doors leading to the Shower Room and Rear Entrance / Boot Room.

SHOWER ROOM

9' 8" x 3' 3" (2.97m x 1.00m) With two uPVC windows to the rear aspect, WC, wash hand basin, shower and tiled floor.

BOOT ROOM / REAR ENTRANCE

6' 2" x 12' 9" (1.89m x 3.89m) With uPVC windows and door to the rear aspect, electric heater and shelving.

FIRST FLOOR LANDING

With doors leading to four Bedrooms, Shower Room and fitted cupboard.

BEDROOM ONE

12' 5" x 16' 1" (3.79m x 4.92m) With uPVC window to the front aspect, fitted wardrobes and door to the En-Suite Bathroom

EN-SUITE

9' 0" x 8' 7" (2.76m x 2.62m) With uPVC window to the rear aspect, suite to comprise of bath, WC and wash hand basin in vanity cupboard, radiator, tiled floor and partly tiled walls.





BEDROOM TWO

14' 6" x 14' 6" (4.42m x 4.42m) With uPVC windows to the front and side aspect, fitted wardrobes and radiator.

EN-SUITE

4' 6" x 7' 11" (1.39m x 2.43 m) With tiled floor, partly tiled walls, suite to comprise of shower, WC and wash hand basin in vanity cupboard and chrome towel radiator.

BEDROOM THREE

14' 1" x 12' 3" (4.30m x 3.74m) With uPVC window to the side aspect, radiator and fitted wardrobes.

SHOWER ROOM

10' 0" x 6' 6" (3.07m x 2.00 m) With uPVC windows to the rear aspect, suite to comprise of shower, WC and wash hand basin, vanity cupboard, chrome towel radiator and tiled floor.



BEDROOM FOUR

9' 7" x 8' 9" (2.94m x 2.68m) With uPVC window to the side aspect and radiator.

ANNEXE ACCOMMODATION

LOUNGE

14' 10" x 18' 6" (4.54m x 5.66m) With uPVC window to the side aspect, log burner, electric heater, under stairs storage cupboard and doors to the stairwell and Kitchen.

KITCHEN

9' 6" x 14' 11" (2.90m x 4.55m) With uPVC windows to the side and rear aspects, stable door to the side aspect, Velux windows to the ceiling, tiled floor, fitted with a range of base units and drawers with wooden work surfaces over, ceramic sink unit and drainer with mixer tap, spaces for a cooker, fridge and freezer, electric heater and door to the Utility Room.



UTILITY ROOM

5' 1" x 4' 0" (1.56m x 1.24 m) With uPVC window to the side aspect, doors to the Kitchen and WC, wooden flooring and spaces for an automatic washing machine and tumble dryer.

WC

2' 8" x 5' 1" (0.83m x 1.57 m) With uPVC window to the side aspect, electric heater, WC, wash hand basin and tiled floor.



FIRST FLOOR LANDING

With uPVC window to the side aspect and doors to the Bedroom and Bathroom.

BEDROOM

8' 7" x 14' 9" (2.64m x 4.51 m) With uPVC window to the side aspect, fitted wardrobe and electric heater.

BATHROOM

8' 7" x 11' 1" (2.63m x 3.38 m) With uPVC window to the side aspect, suite to comprise of corner bath, WC and wash hand basin, radiator, electric heater, vanity cupboard, tiled floor and airing cupboard housing the hot water tank and shelving.



OUTSIDE

The circular gravelled driveway is approached via a spinney of mature trees and there is an extensive lawned garden with mature shrubs and trees.

DOUBLE GARAGE

34' 11" x 24' 8" (10.65m x 7.52m) With two up and over doors, window and door to the side aspect, power, lighting and housing the oil tank.

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 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

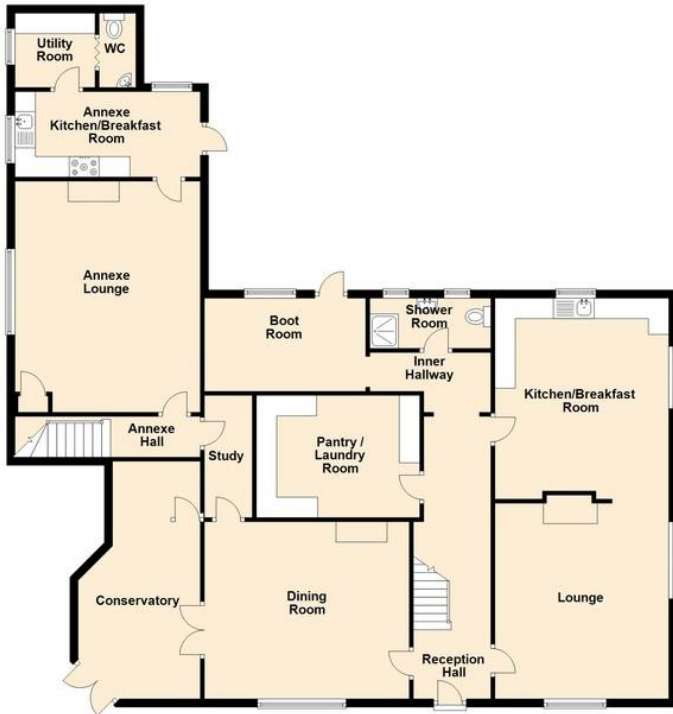
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

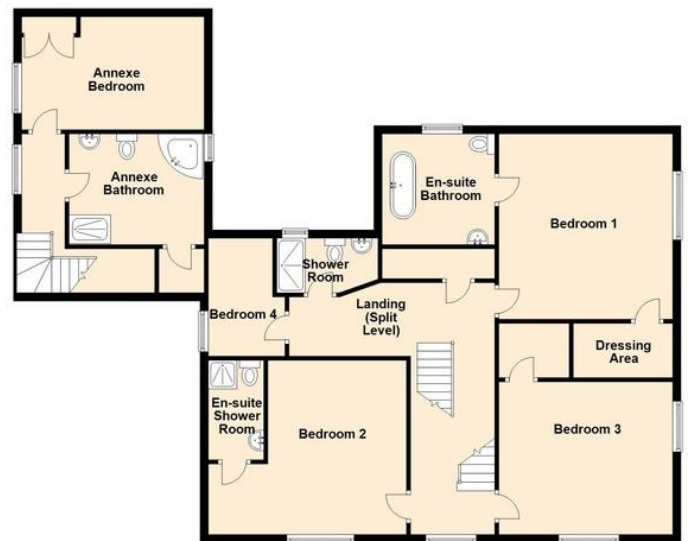
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Ground Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.