



**Ivy Lodge, Holton-cum-beckering,
Market Rasen, LN8 5NG**

£535,000

A beautiful detached farmhouse style property positioned in the quiet and rural location of Holton-cum-beckering. The property sits on a generous sized plot of approx. 0.65 of an acre (STS) with an orchard to the front of the property and parking areas providing ample off road parking and access to the detached double garage with a lean-to Conservatory/Greenhouse and the potential for a building plot (subject to planning permission). To the rear of the property there are extensive lawned areas with paved seating areas, garden pond and views over open countryside. Internally the property has been tastefully updated by the current owners and offers living accommodation to briefly comprising of Entrance Hall, Ground Floor Bathroom, Utility Room, Sitting Room, Kitchen, Pantry, Boiler Room, Front Entrance, Dining Room, Lounge, Sun Room, four Bedrooms with En-suite to the Master Bedroom and a Separate WC. There is an additional staircase leading to a Guest Suite with a Bedroom and Shower Room. Viewing of this property is highly recommended to appreciate the accommodation on offer and the plot on which it sits.



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SERVICES

Mains electricity, water and drainage. Oil Central Heating.

EPC RATING – E

COUNCIL TAX BAND – E.

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

FRONT ENTRANCE

With timber door, tiled flooring and radiator.

ENTRANCE HALL

13' 2" x 7' 3" (4.01m x 2.21m), with UPVC double glazed window, Velux window, radiator, tiled flooring and stairs to the first floor.

DINING ROOM

15' 6" x 9' 11" (4.72m x 3.02m), with UPVC double glazed window, solid oak flooring, original beams and radiator.

LOUNGE

23' 7" x 13' 11" (7.19m x 4.24m), with two UPVC double glazed windows, timber double doors, brick fireplace with log burner, beamed ceiling, radiator and a home bar area.

HALLWAY

With access to the boiler room.

BOILER ROOM

Housing the oil fired central heating boiler and hot water cylinder.

KITCHEN

15' 6" x 14' 4" (4.72m x 4.37m), with UPVC double glazed window, timber double doors, tiled flooring, fitted Troons Kitchen with a range of wall, base units and drawers with oak work surfaces over, Belfast sink, Range cooker, beamed ceilings and radiator.



PANTRY

7' 2" x 5' 11" (2.18m x 1.8m), with UPVC double glazed window, tiled flooring, shelving, base unit with work surface over and spaces for fridge and freezer.

HALLWAY

With UPVC double glazed window, tiled flooring and stairs to the guest suite.

SITTING ROOM

16' 5" x 13' 6" (5m x 4.11m), with two UPVC double glazed windows, original fireplace, beamed ceiling and radiator.



UTILITY ROOM

12' 1" x 7' 7" (3.68m x 2.31m), with UPVC double glazed window, tiled flooring, fitted with wall and base units with work surfaces over, stainless steel sink, plumbing and space for washing machine and radiator.

GROUND FLOOR BATHROOM

12' 1" x 7' 7" (3.68m x 2.31m), with UPVC double glazed window, tiled flooring, low level WC, freestanding bath, wash hand basin, walk-in shower cubicle, partly tiled walls and radiator.

SUN ROOM

10' 3" x 9' 4" (3.12m x 2.84m), with UPVC double glazed window, sliding doors, solid oak flooring and radiator.



GUEST BEDROOM LANDING

With UPVC double glazed window.



GUEST BEDROOM

15' 11" x 8' 2" (4.85m x 2.49m), with UPVC double glazed window and radiator.

SHOWER ROOM

With UPVC double glazed window, wash hand basin, walk-in shower cubicle and radiator.

FIRST FLOOR LANDING

With UPVC double glazed window.

BEDROOM 1

14' 11" x 11' 6" (4.55m x 3.51m), with UPVC double glazed window, fitted wardrobes and drawers, radiator and access to en-suite.

EN-SUITE

9' 2" x 5' 10" (2.79m x 1.78 m), with UPVC double glazed window, vinyl flooring, fully tiled walls, low level WC, wash hand basin, shower cubicle, radiator and access to roof void.

BEDROOM 2

12' 6" x 10' 5" (3.81m x 3.18m), with two UPVC double glazed windows, original beams and radiator.

BEDROOM 3

15' 0" x 12' 8" (4.57m x 3.86m), with two UPVC double glazed windows and radiator.

BEDROOM 4

7' 11" x 6' 0" (2.41m x 1.83 m), with UPVC double glazed window and radiator.



W.C

7' 10" x 3' 6" (2.39m x 1.07 m), with UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, partly tiled walls and radiator.

OUTSIDE

To the front of the property there is shared entrance driveway leading to a hardstanding area for vehicles, double garage and extensive lawned garden with mature shrubs, trees and orchard with fruit trees. To the rear of the property there is a paved seating area with gated access to the side and a path leading to the extensive lawned garden with mature shrubs, trees, pond, water feature and a purpose built summer house with a block paved seating area to the front and open views.



DOUBLE GARAGE

18' 2" x 19' 1" (5.54m x 5.82m), with two up and over doors, window, door to the rear elevation, power, lighting and attached lean-to conservatory/greenhouse.

LEAN TO / GREENHOUSE

12' 8" x 9' 7" (3.86m x 2.92 m), with windows.





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SJBs & 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.

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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:

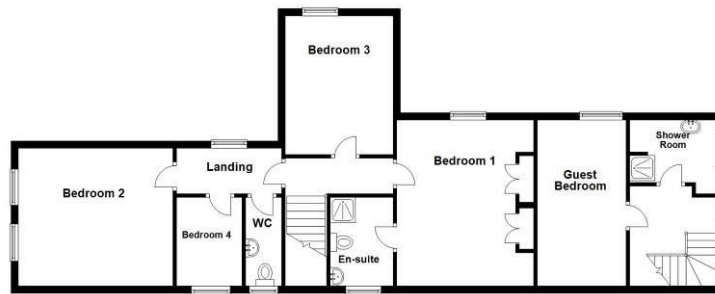
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor



First Floor



For illustration purposes only
Plan produced using Planitip



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Lincoln
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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 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.

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