



**Oakwood House, Kirmond-le-mire,
Market Rasen, LN8 6HZ**

£595,000

Welcome to Oakwood House, a superb detached family home located on an elevated position between the villages of Tealby and Binbrook, offering breathtaking views of the picturesque Lincolnshire Wolds to the rear. The versatile property boasts spacious living accommodation including an Entrance Hall, Lounge, Kitchen, Garden Room, Dining Room, Study, Utility and a Downstairs Shower Room. Upstairs discover two double Bedrooms, a Family Bathroom, Separate WC and Bedroom Suite complete with a large Walk-in Wardrobe, Bathroom and sizable Sitting Room/Family Room. Situated on a generous plot this property features a large gravelled driveway providing access to a double garage with a workshop area, raised gardens to the front overlooking the village church and a well-maintained rear garden with views across the Lincolnshire Wolds. The property offers convenient access to both Market Rasen and Louth, whilst also being within a short distance of the amenities within Tealby and Binbrook. Viewing of the property is essential to appreciate the accommodation on offer and the position it sits.



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SERVICES

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

EPC RATING – E.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Kirmond-le-mire is a small village located between the villages of Tealby and Binbrook. Tealby and Binbrook both offer a range of local village amenities. The village is also within easy access of the Market Town of Market Rasen and all the usual town shops, facilities, train station and racecourse.



ACCOMMODATION

ENTRANCE HALL

With composite door, two triple glazed windows, stone tiled flooring, stairs to the first floor, under stairs storage cupboard, radiator and wall lighting.

LOUNGE

20' 1" x 18' 11" (6.12m x 5.77m), with three UPVC triple glazed windows, UPVC triple glazed bay window, fireplace with open fire, fitted cupboard and shelving, radiator and beams to the ceiling.

KITCHEN

13' 10" x 9' 10" (4.22m x 3m), with two UPVC triple glazed windows, partly tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, sink unit and drainer with mixer tap, space for a free standing cooker with extractor fan over, plumbing and space for dishwasher and radiator.

UTILITY ROOM

6' 4" x 6' 3" (1.93m x 1.91m), with composite door, UPVC triple glazed window, wall units and a work surface with plumbing and spaces for a washing machine and tumble dryer.

DINING ROOM

10' 9" x 13' 10" (3.30m x 4.22m), with radiator and double doors giving access to the garden room.

GARDEN ROOM

9' 10" x 10' 9" (3.02m x 3.28m), with triple glazed windows and double doors overlooking the rear garden.

SHOWER ROOM

9' 3" x 6' 1" (2.82m x 1.85m), with UPVC triple glazed window, tiled flooring, fully tiled walls, low level WC, wash hand basin, walk-in shower cubicle, heated towel rail, spotlighting and extractor fan.

STUDY

12' 3" x 9' 11" (3.73m x 3.02m), with UPVC triple glazed window, fitted desk and cupboard space, wall lighting and radiator.

FIRST FLOOR LANDING

21' 0" x 16' 2" (6.42m x 4.95m), with UPVC triple glazed window, Velux window, radiator, storage cupboard/walk-in wardrobe and airing cupboard with radiator.

W.C

With low level WC, wash hand basin, tiled splashback and radiator.





BEDROOM 1

14' 11" x 14' 1" (4.55m x 4.29m), with two UPVC triple glazed windows, wall lighting and radiator.

BEDROOM 2

12' 8" x 9' 11" (3.86m x 3.02m), with UPVC triple glazed window and radiator.

BATHROOM

10' 10" x 8' 3" (3.3m x 2.51m), with UPVC triple glazed window, laminate flooring, low level WC, wash hand basin, walk-in shower, partly tiled walls, radiator, heated towel rail, spotlighting and extractor fan.



BEDROOM SUITE

BEDROOM 3

14' 1" x 10' 5" (4.29m x 3.18m), with UPVC triple glazed window, radiator and wall lighting.

WALK-IN WARDROBE

14' 0" x 3' 6" (4.29m x 1.09m), with fitted hanging and shelving space and airing cupboard housing the hot water cylinder.

SITTING ROOM/FAMILY ROOM

19' 4" x 14' 2" (5.89m x 4.32m), with two UPVC triple glazed windows, radiator, spotlighting and wall lighting.



BATHROOM

10' 4" x 6' 2" (3.15m x 1.88m), with low level WC, wash hand basin, bath with tiled surround, radiator, spotlighting and extractor fan.

OUTSIDE

To the front of the property there is a gravelled driveway providing ample off road parking which also gives access into the integral double garage. To the front of the property, steps lead up to a raised front garden which is mainly laid to lawn with attractive flowerbeds and a hardstanding area with a greenhouse and views towards the village church. There is access from the driveway to the rear of the property, which is mainly laid to lawn with a patio seating area, decorative gravelled areas, attractive flowerbeds and a separate patio area to the rear of the garden with views overlooking the Lincolnshire Wolds.



DOUBLE GARAGE

32' 0" x 31' 6" (9.77m x 9.62m), with workshop area, power points, lighting, electric roller doors and access to WC.

WC

With low level WC, wash hand basin and oil fired central heating boiler.



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 mumdys.net

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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.

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

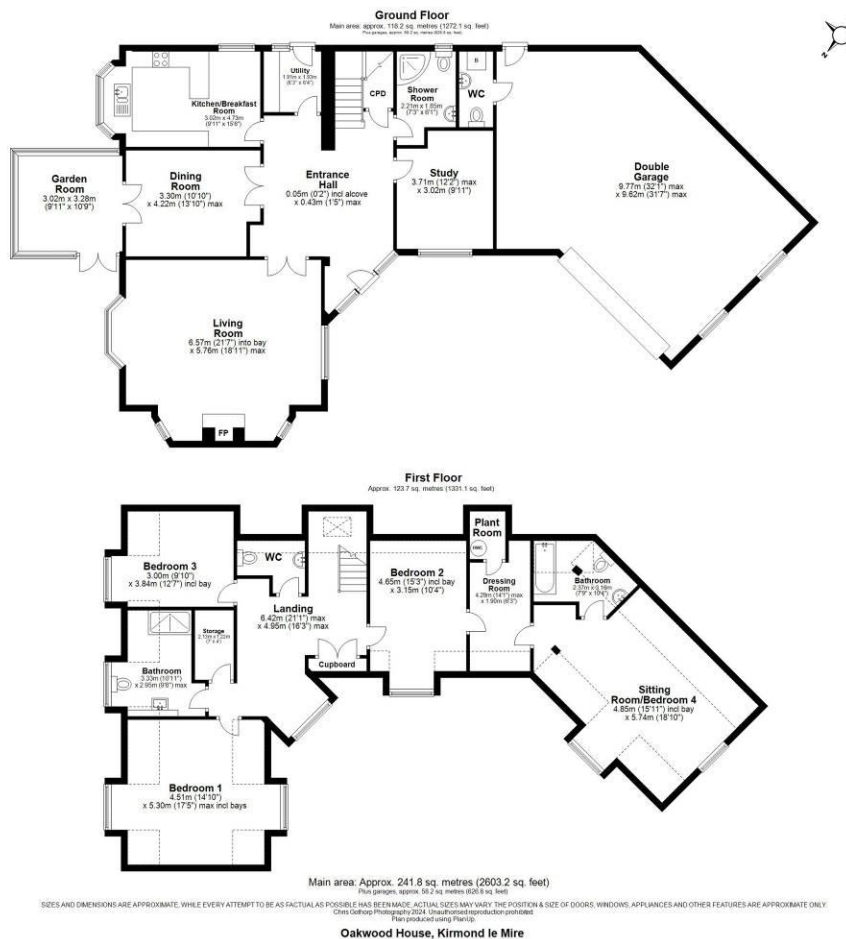
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

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 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 Mundy has any authority to make or give representation or warranty whatever in relation to this property.
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