



28 Willingham Road

Market Rasen, LN8 3DR

£215,000

A beautifully presented residence that offers so much more than what meets the eye! The flexible and spacious living accommodation briefly comprises of Entrance Hall, Lounge with feature fireplace, Dining Room, Living Kitchen, Laundry/Utility Room, Ground Floor Shower Room, large Landing, Family Bathroom and three Bedrooms (two Double and one large Single). Outside the property enjoys a superb and larger than average South-facing garden with a courtyard patio area, a large Workshop with power and lighting, lawns bordered by well-stocked flowerbeds, raised planters/vegetable beds, Summerhouse/Playhouse Area and a paved patio/BBQ area. This large family home must be viewed to appreciate the size and quality of the living accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – A

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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 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, healthcare 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 HALL

4' 1" x 3' 6" (1.27m x 1.07m), accessed via a private side passageway, the main entrance door opens into the Entrance Hall with decorative tiled flooring, ceiling light point, staircase to the First Floor, opening to the Dining Room and door to:

LOUNGE

15' 2" x 13' 5" (4.63m x 4.10m), a bright and welcoming Reception Room with the focal point of a feature fireplace with ornate tiling and hearth, carved painted timber surround and chimney breast recesses to each side, large uPVC sash window to the front elevation, picture rail, corner slimline cupboard housing the meters, large radiator and ceiling light point.



DINING ROOM

11' 10" x 13' 4" (3.62m x 4.08m), with focal point of the open fireplace with flagstone hearth and rustic timber mantel over, open chimney breast recess, bespoke fitted full-length unit utilised for storage/bookshelves and display/drinks cabinet, LVT wood effect flooring, picture rail, radiator, wall light point, ceiling light point, door to a large understairs cupboard and opening to:

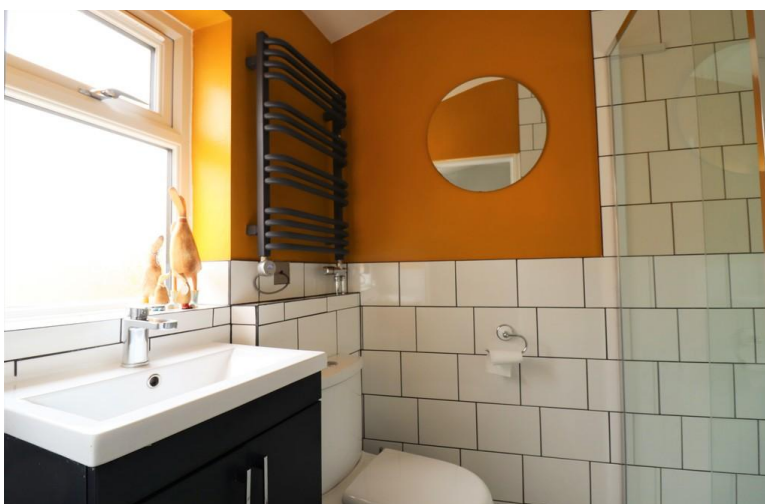
KITCHEN/BREAKFAST ROOM

13' 6" x 15' 7" (4.13m x 4.75m), a range of country farmhouse-style fitted units to base level with cupboards, drawers and open shelving, treated hardwood worksurfaces above, large inset ceramic sink unit with mixer tap and patterned tiled upstands, rustic exposed brick feature divider to the cooker area, spaces for dishwasher, fridge freezer, large dresser and dining table, rustic exposed beams to part-sloped ceiling, recessed downlighting, slate-effect tiled flooring, large radiator, uPVC French style doors to the side elevation and garden, uPVC windows to the side and rear elevations, wall-mounted gas-fired combi boiler and door to:



UTILITY ROOM

10' 8" x 8' 5" (3.26m x 2.59m), a well-portioned Utility/Laundry Room with fitted units to base level, treated hardwood worksurfaces and upstands over, space for washing machine and tumble dryer, complimenting full-length larder style cupboard with shelving to the side, fitted store unit to eye level, cloaks/hanging area, slate-effect tiled flooring, radiator, uPVC window and uPVC door to the side elevation, ceiling light point and door to:



SHOWER ROOM

4' 5" x 7' 8" (1.35m x 2.35m), a Modern Shower Room with gloss finished part-tiled walls and splashbacks, towel rail/radiator, WC, vanity wash hand basin, enclosed walk-in shower area, double head direct feed shower, frosted uPVC window to the side elevation, extractor and patterned tile-effect LVT flooring.

FIRST FLOOR LANDING

Large Galleried Landing with useful storage/airing cupboard, recessed downlighting, uPVC window to the rear elevation and doors to all principal First Floor Rooms.



BEDROOM ONE

10' 2" x 13' 5" (3.10m x 4.10m), having large uPVC sash window to the front elevation, slimline radiator, open chimney breast recesses, ceiling light point and feature fireplace.

BEDROOM TWO

9' 0" x 13' 6" (2.75m x 4.13 m), having large uPVC sash window to the front elevation, radiator, ceiling light point and large radiator.

BEDROOM THREE

6' 5" x 11' 10" (1.97m x 3.62m), having uPVC window to the rear elevation, radiator, recessed downlighting and partial sloping ceiling.



FAMILY BATHROOM

8' 5" x 6' 2" (2.59m x 1.88 m), modern Bathroom with gloss finished part-tiled walls and splashbacks, radiator, WC, wash hand basin, freestanding rolltop, clawfoot slipper bath with telephone style mixer/shower handset over, frosted uPVC window to the rear elevation, extractor and patterned tile-effect LVT flooring.

OUTSIDE

Low maintenance pebble finished front garden with flagstone centre piece providing ample space for pots/planters, walled front boundary with courtesy wrought iron pedestrian gate opening onto the pathway, painted hardwood entrance door opening into the side passageway and providing access to the rear garden. The generous size rear gardens include an enclosed courtyard garden area with access to the Workshop which continues onto the formal lawns that have beautiful flowerbeds and borders. There are raised vegetable planters, a paved patio/seating BBQ area and a raised hardstanding area which is perfect for a Play House/Summerhouse.



WORKSHOP

5' 5" x 20' 2" (1.66m x 6.15 m), a conversion of the former outhouses with two entrance doors, power, lighting, fitted workbench and fitted shelving for tool storage etc.

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 munday.net

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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 for themselves and the vendors (Lessors) for whom they act as Agent give notice that:

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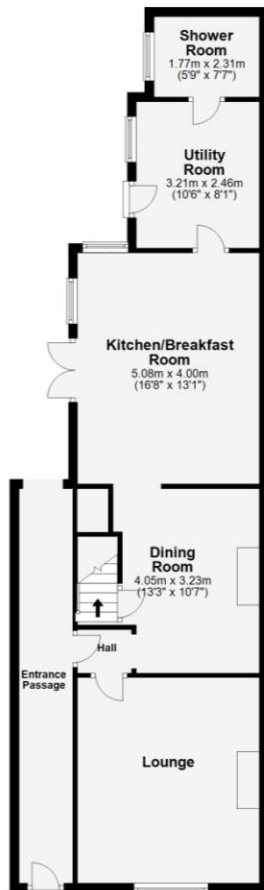






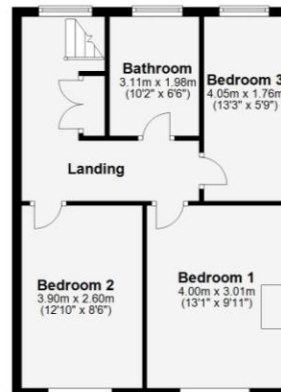
Ground Floor

Approx. 76.7 sq. metres (846.8 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.0 sq. feet)



Total area: approx. 126.4 sq. metres (1360.8 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 PlanItUp.

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