



Ronswood, Church Street, Middle Rasen, Market Rasen, LN8 3TR

£540,000

Ronswood is a superb individual executive detached family home, situated down a private driveway and set within its own wraparound gardens, within the village of Middle Rasen. The property has been finished to a high specification throughout and features a fantastic Sitting Room with vaulted ceilings and floor-to-ceiling glass, a Kitchen Diner featuring a high quality bespoke fitted Kitchen with a range of integrated appliances and a Master Bedroom Suite with a Dressing Room and luxury En-Suite. Furthermore this energy-efficient home features an air source heat pump, mechanical heat recovery system and air conditioning. In further detail the accommodation comprises of an Entrance Hallway, Sitting Room, Study, Lounge, Kitchen Diner, Utility Room, Downstairs WC and a First Floor Landing leading to four Bedrooms, En-Suite and Dressing Room to the Master Bedroom and a Family Bathroom. Outside the large driveway provides ample off-street parking which also gives access to a detached Double Garage which is insulated and offers potential for conversion to a home working space or a self-contained annex (subject to necessary consents). The wraparound gardens offer a private outdoor space with a purpose-built barbecue/entertainment area. Viewing of the property is essential to appreciate the standard of accommodation on offer.





SERVICES

Mains electricity, water and drainage. Electric heating via air source heat pump. Mechanical heat recovery system.

EPC RATING – B

COUNCIL TAX BAND – E

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Middle Rasen is a thriving village situated approx 1 mile west of the larger town of Market Rasen and benefits from a Post Office and Village Shop, Primary School (Ofsted Graded 'Good') St Peter's Church and Methodist Chapel, Village Hall and Bowling Green and a variety of community groups and events.



ACCOMMODATION

HALLWAY

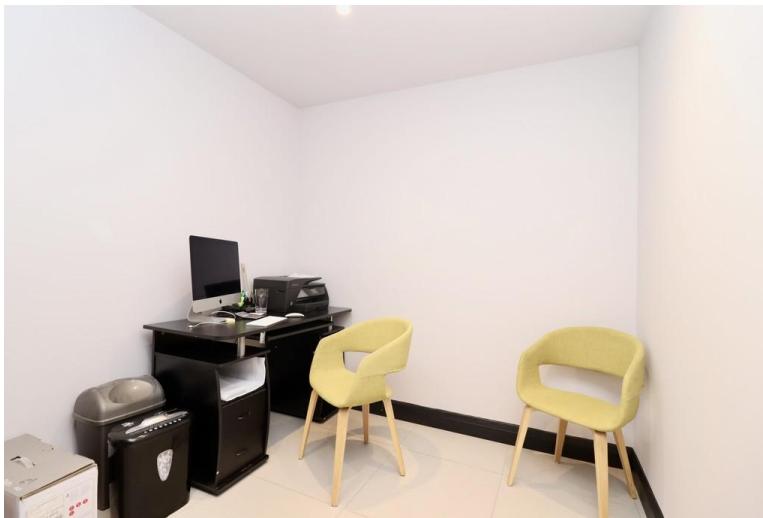
With composite external door, tiled flooring, underfloor heating and oak stairs rising to the First Floor.

SITTING ROOM

14' 9" x 12' 11" (4.5m x 3.94m), with vaulted ceilings, UPVC double glazed window, floor to ceiling windows, tiled flooring and underfloor heating.

LOUNGE

16' 7" x 14' 9" (5.05m x 4.5m), with UPVC double glazed windows and double doors opening to a patio area, tiled flooring and underfloor heating.



STUDY

10' 4" x 7' 9" (3.15m x 2.36m), with tiled flooring and underfloor heating.

KITCHEN/DINER

10' 11" x 14' 0" (3.33m x 4.27m), with two UPVC double glazed windows, tiled flooring, underfloor heating, fitted with a range of wall, base units and drawers with work surfaces over, inset sink with mixer tap and filtered drinking water tap, Range cooker, integral dishwasher, pantry unit, space for fridge freezer, spotlighting and air conditioning.



UTILITY ROOM

12' 7" x 6' 0" (3.84m x 1.83m), with UPVC double glazed window and external door, tiled flooring, underfloor heating, base unit with work surface over, composite sink and drainer, plumbing/spaces for washing machine and tumble dryer and storage cupboard.

WC

With UPVC double glazed window, tiled flooring, underfloor heating, low level WC and wash hand basin with storage below.

FIRST FLOOR LANDING

Giving access to four Bedrooms and the Family Bathroom, access to roof void, spotlighting and radiator.



BEDROOM 1

17' 3" x 14' 11" (5.26m x 4.55m), with three UPVC double glazed windows, two Velux windows, radiator, vertical radiator, wall lighting, spotlighting and air conditioning.

EN-SUITE

9' 7" x 9' 7" (2.92m x 2.92m), with tiled flooring, tiled walls, low level WC, two wash hand basins, walk-in shower with rainfall shower over, heated towel rail, spotlighting and extractor fan.



DRESSING ROOM

9' 9" x 8' 3" (2.97m x 2.51m), with UPVC double glazed window, radiator, hanging space, drawers and spot lighting.

BEDROOM 2

14' 0" x 8' 9" (4.27m x 2.67m), with UPVC double glazed window, radiator and spot lighting.

BEDROOM 3

11' 5" x 7' 11" (3.48m x 2.41m), with UPVC double glazed window, radiator, spot lighting and air conditioning.

BEDROOM 4

11' 5" x 10' 0" (3.48m x 3.05m), with UPVC double glazed window, Velux window, vertical radiator and spot lighting.



FAMILY BATHROOM

13' 4" x 5' 11" (4.06m x 1.8m), with Velux window, tiled flooring, part-tiled walls, low level WC, wash hand basin with cupboard space below, bath, walk-in shower, radiator, spot lighting and extractor fan.

OUTSIDE

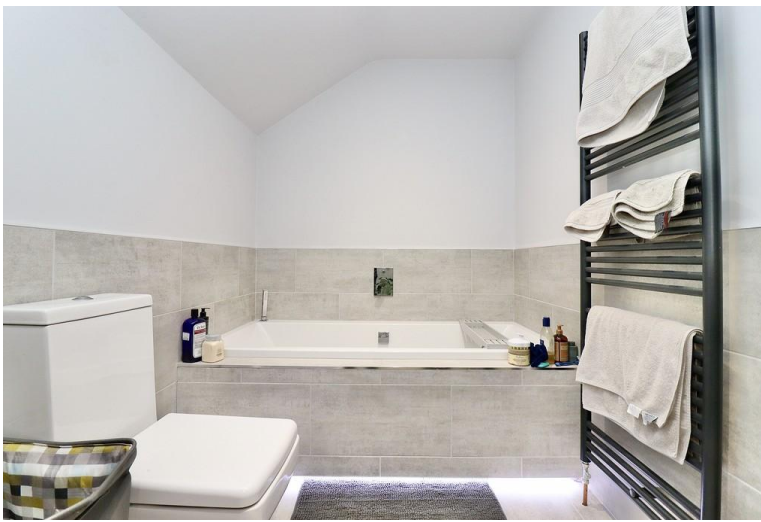
The property is approached via a private gravelled driveway leading to off-road parking for several vehicles and access to the detached Double Garage. A pathway leads to the front of the property where there is a lawned garden with attractive flowerbeds. To the side of the property there are further lawned gardens with a paved and gravelled pathway with railway sleeper surround leading to the rear of the property. To the rear there is a private patio seating area and further raised planters with railway sleepers.



DOUBLE GARAGE

With two UPVC double glazed windows, door to the barbecue/entertainment space, plastered and insulated walls and electric garage door.





WEBSITE

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Sills & 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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Mundy's Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundy's 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.

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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.

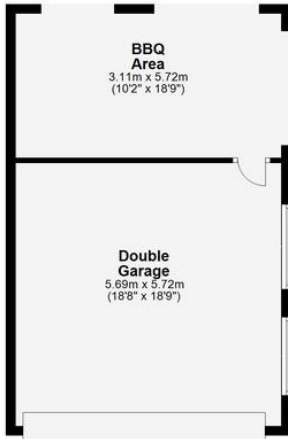
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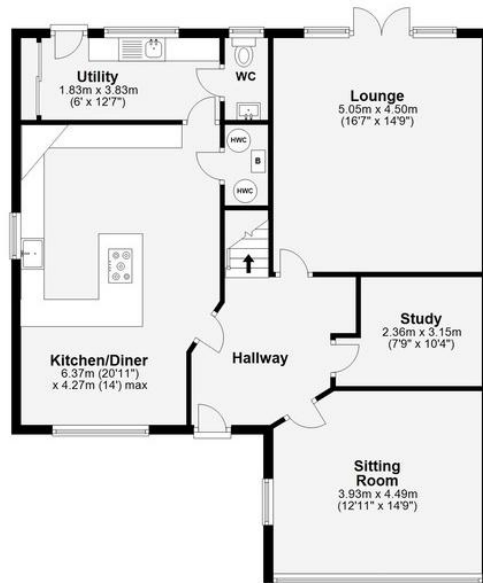
Garage

Approx. 50.9 sq. metres (548.0 sq. feet)



Ground Floor

Approx. 97.3 sq. metres (1047.2 sq. feet)



First Floor

Approx. 84.8 sq. metres (913.0 sq. feet)



Total area: approx. 233.0 sq. metres (2508.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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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.

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