



## 5 Manor Cliff

Normanby-by-spital, Market Rasen, LN8 2HA

**£429,950**

A modern four bedroom detached family home situated on a generous-sized corner plot in a private cul-de-sac location, within the popular village of Normanby-by-spital. The property has a large driveway providing ample off-street parking which also gives attached to an attached Double Garage and there is a private garden to the rear. Internally the property offers spacious living accommodation briefly comprising of Entrance Hallway, Downstairs WC, large Lounge leading to a Garden Room overlooking the Rear Garden, Dining Room, Breakfast Kitchen, Utility Room and a Study. The First Floor Landing leads to four Double Bedrooms, Main Bedroom with En-Suite Shower Room and a Family Bathroom. The property further benefits from having solar panels to the front and rear and two 3.6kW storage batteries. Viewing of the property is recommended.





**SERVICES**

Mains electricity, water and drainage. Oil-fired central heating. Solar Panels.

**EPC RATING** – B

**COUNCIL TAX BAND** – E.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

The property is located in the small rural village of Normanby-by-spital situated approximately 12 miles North of Lincoln, 2 miles South-East of Caenby Corner and 7 miles West of the Market Town of Market Rasen. There is easy access to the A15 which in turn gives good access to Lincoln or North to the M180, M18 and beyond. The village benefits from a well-regarded primary school rated "Good" by Ofsted, a public house and a post office.





#### ENTRANCE HALL

With external door, UPVC double glazed window, Karndean flooring, stairs to First Floor, understairs storage cupboard and radiator.

#### LOUNGE

24' 7" x 12' 6" (7.49m x 3.81m), with two UPVC double glazed windows, Karndean flooring, multi-fuel burner and two radiators.

#### GARDEN ROOM

10' 10" x 10' 3" (3.3m x 3.12m), with UPVC double glazed windows and double doors, laminate flooring, radiator, spot lighting and insulated roof.

#### DINING ROOM

11' 1" x 9' 11" (3.38m x 3.02m), with UPVC double glazed window and radiator.



#### KITCHEN

13' 11" x 12' 4" (4.24m x 3.76m), with two UPVC double glazed windows, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, matching upstand, integral double oven, four ring induction hob with extractor fan over and glass splashback, composite sink unit and drainer, integral dishwasher and fridge freezer, radiator and spot lighting.

#### UTILITY ROOM

9' 6" x 6' 5" (2.9m x 1.96m), with external door, tiled flooring, wall and base units with work surfaces over, porcelain sink drainer, plumbing/space for washing machine, radiator and spot lighting.



#### WC

5' 10" x 3' 8" (1.78m x 1.12m), with UPVC double glazed window, tiled flooring, low level WC, wash hand basin and radiator.

#### STUDY

9' 6" x 6' 5" (2.9m x 1.96m), with UPVC double glazed window, Karndean flooring and radiator.

#### FIRST FLOOR LANDING

With UPVC double glazed window, access to roof void and radiator.

#### BEDROOM 1

17' 0" x 12' 6" (5.18m x 3.81m), with UPVC double glazed window and radiator.



#### EN-SUITE

6' 6" x 5' 3" (1.98m x 1.6m), with UPVC double glazed window, vinyl flooring, part-tiled walls, low level WC, wash hand basin, shower cubicle with panel boarding surround, heated towel rail, spot lighting and extractor fan.

#### BEDROOM 2

13' 11" x 9' 6" (4.24m x 2.9m), with UPVC double glazed window and radiator.

#### BEDROOM 3

11' 2" x 9' 11" (3.4m x 3.02m), with UPVC double glazed window and radiator.



#### BEDROOM 4

12' 6" x 7' 1" (3.81m x 2.16 m), with UPVC double glazed window and radiator.

#### BATHROOM

10' 4" x 9' 6" (3.15m x 2.9m), with UPVC double glazed window, laminate flooring, part-tiled walls, low level WC, wash hand basin, shower cubicle with panel boarding surround, bath, heated towel rail, spotlighting and extractor fan.

#### OUTSIDE

To the front of the property there is a gravelled driveway providing ample off-street parking which also gives access to the attached Double Garage. There is access to the rear garden which is mainly laid to lawn with a patio seating area and a range of mature shrubs and trees.

#### DOUBLE GARAGE

18' 3" x 17' 10" (5.56m x 5.44m), with two electric doors, oil-fired central heating boiler, solar batteries, power and lighting.

#### 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](http://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

Sale & Lettings: Ringwood 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 Walker will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Clearings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial services 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 550088 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 costs of financing your purchase.

#### NOTE

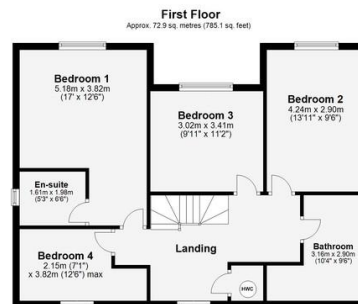
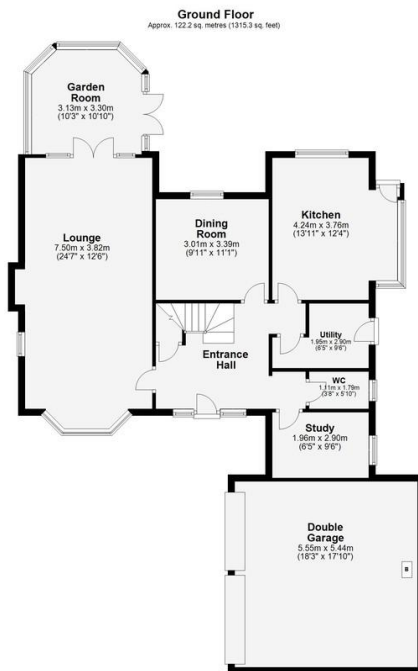
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

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1. The details are a general outline of guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Total area: approx. 195.1 sq. metres (2100.4 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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