



4 South View, Moor Road

Walesby, Market Rasen, LN8 3UR

£260,000

A three bedroom semi-detached house situated in this non-estate position, within the sought-after village of Walesby on the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Internally the property has been tastefully updated by the current owner and features a change of layout giving an open plan Kitchen Diner with a modern fitted Kitchen. In further detail the accommodation comprises of Entrance Hallway, Study, Lounge, Kitchen Diner and Inner Hallway leading to a Utility Room and Downstairs WC. The First Floor Landing leads to three Bedrooms and a modern fitted Bathroom. This home sits set back from the road with a large frontage with ample off-road parking and there is a generous-sized lawned garden to the rear that overlooks paddock land. Viewing of the property is recommended.





SERVICES

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

EPC RATING – D

COUNCIL TAX BAND – B

LOCAL AUTHORITY - West Lindsey District Council.

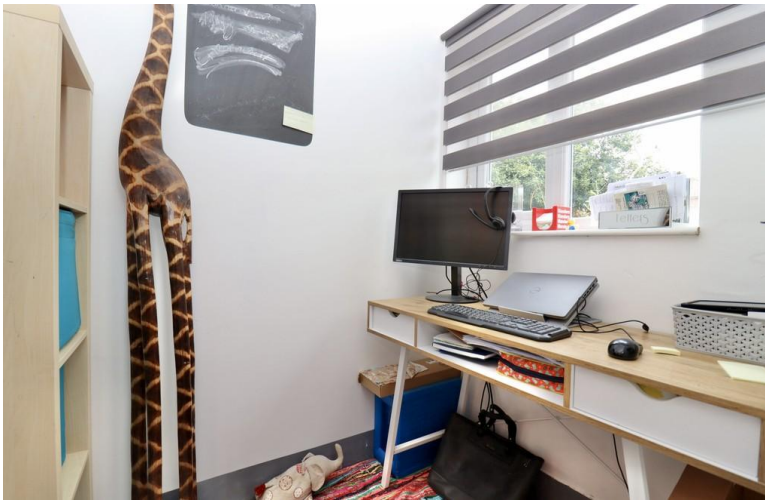
TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Walesby is a lovely village in the Lincolnshire Wolds Area of Outstanding Natural Beauty. Situated on the Viking Way, Walesby is popular with walkers, horse riders, cyclists and visitors to the renowned Ramblers' Church. Community spirit is strong in Walesby with its thriving village hall, Church and Neighbourhood Watch scheme. The village falls within the catchment areas of excellent primary, comprehensive and grammar schools. Midway between Lincoln and Grimsby, the village has easy access to the A46 and is within 3 miles of Market Rasen with its station, health centre, independent shops, supermarkets, race and golf courses. A half hour walk along the Viking Way leads to a tea shop and two pubs in the neighbouring village of Tealby.





ACCOMMODATION

HALL

With UPVC external door understairs storage cupboard, stairs to First Floor and radiator.

STUDY

6' 0" x 3' 5" (1.83m x 1.04m), with UPVC double glazed window, tiled flooring and radiator.

LOUNGE

12' 4" x 10' 7" (3.76m x 3.23m), with UPVC double glazed window, fire surround and hearth with electric fire inset and radiator.

KITCHEN/DINER

20' 3" x 12' 4" (6.17m x 3.76m), with UPVC double glazed window and double doors to the rear garden, tiled flooring, fitted with a range of wall, base units and drawers with oak work surfaces over, porcelain sink drainer with mixer tap, Range cooker with extractor fan over, plumbing/space for dishwasher, space for a fridge freezer and radiator.

INNER HALLWAY

With UPVC double glazed external door.

UTILITY ROOM

6' 0" x 4' 11" (1.83m x 1.5m), with UPVC double glazed window, tiled flooring and work surfaces with plumbing/spaces for washing machine and tumble dryer below.



WC

With UPVC double glazed window, vinyl flooring, low level WC and wall-mounted gas-fired central heating boiler.

FIRST FLOOR LANDING

With UPVC double glazed window.



BEDROOM 1

12' 5" x 11' 9" (3.78m x 3.58m), with UPVC double glazed window and radiator.

BEDROOM 2

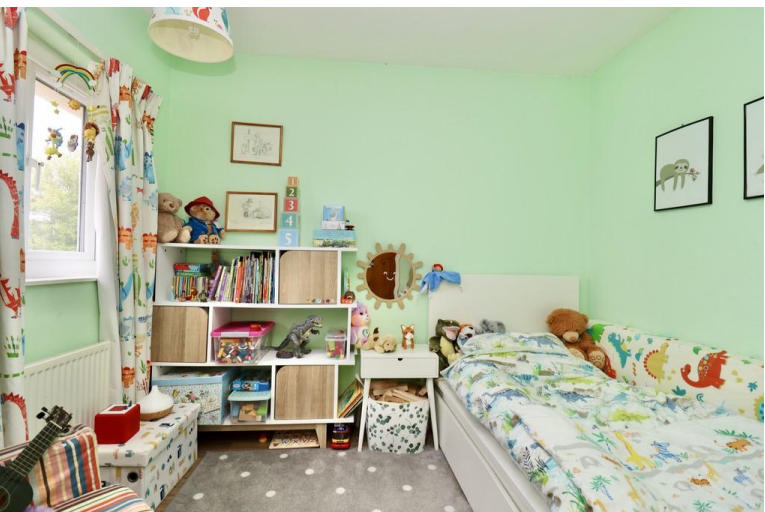
12' 7" x 13' 0" (3.84m x 3.96m), with UPVC double glazed window and radiator.

BEDROOM 3

9' 6" x 9' 5" (2.9m x 2.87m), with UPVC double glazed window and radiator.

BATHROOM

6' 11" x 5' 10" (2.11m x 1.78m), with UPVC double glazed window, vinyl flooring, low level WC, wash hand basin with cupboard space below, bath with shower over and panel boarding surround, spotlighting and extractor fan.



OUTSIDE

To the front of the property there is a lawned garden with gravelled surround and a large block paved driveway providing ample off-street parking which also gives access to a lean-to store room to the side of the property. To the rear there is a generous-sized lawned garden with a hardstanding area and garden shed.



WEBSITE

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SMS & 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.

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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 roughly checked.

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Ground Floor

Approx. 66.4 sq. metres (715.2 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



Total area: approx. 109.9 sq. metres (1182.6 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.

29 – 30 Silver Street
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22 Queen Street
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LN8 3EH

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