



Swallows, 2 Otby Lane

Walesby, Market Rasen, LN8 3UT

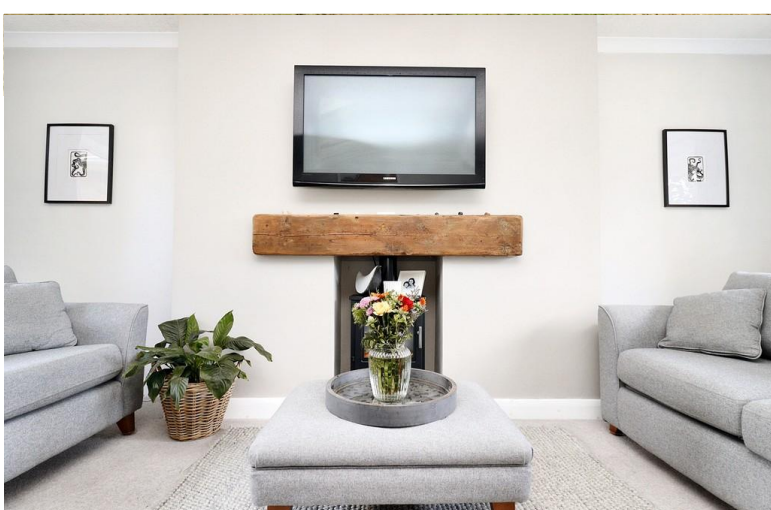


Book a Viewing!

£385,000

A beautifully presented three bedroom detached home located down a quiet lane location, within the heart of the sought-after Lincolnshire Wolds village of Walesby. Internally the property has been updated to a high standard by the current owners and features a high specification fitted Kitchen with oak work surfaces and integrated appliances and a luxury Bathroom suite. The property offers flexible living accommodation with a Second Reception Room which could be utilised as a Family Room or Downstairs Bedroom. In further detail, the accommodation comprises of Hallway, Lounge with double doors to the rear garden, Downstairs WC, Kitchen Diner with Pantry, Family Room/Bedroom Four and a First Floor Landing leading to three Bedrooms and a Family Bathroom. The property sits on a generous-sized plot of approximately 0.34 of an acre (STS) and offers ample off-road parking to the front which also gives access to a detached double garage. Furthermore there is a generous-sized private garden to the rear with a summer house which could be utilised as a home working space. Viewing of the property is essential to appreciate the accommodation on offer and the position it sits within this Lincolnshire Wolds setting. The property further benefits from No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – D

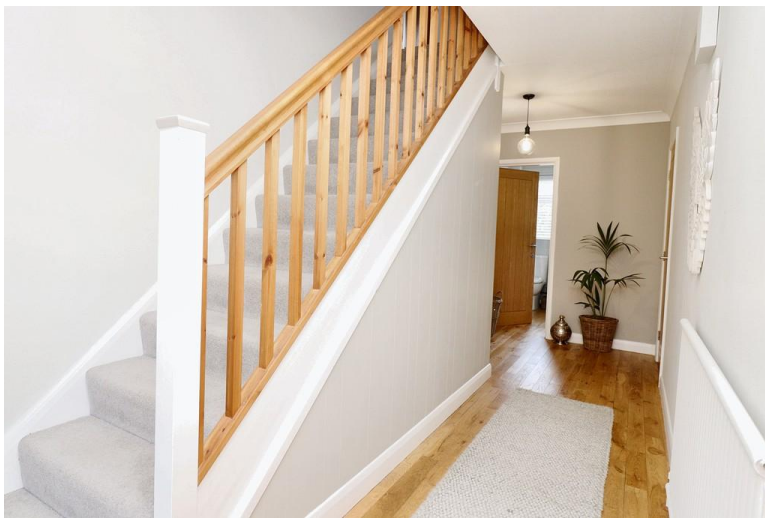
LOCAL AUTHORITY - West Lindsey District Council.

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

HALLWAY

With solid oak flooring, stairs to First Floor, radiator and timber external door.

LOUNGE

18' 3" x 11' 4" (5.56m x 3.45m), with UPVC double glazed windows and double doors to the rear garden, fireplace with solid wood mantel and two radiators.

WC

With UPVC double glazed window, solid oak flooring, part-tiled walls, low level WC, wash hand basin with cupboards below and radiator.

KITCHEN DINER

12' 3" x 11' 2" (3.73m x 3.4m), with UPVC double glazed window, timber door, solid oak flooring, fitted with a range of wall, base units and drawers with oak work surfaces over, porcelain sink and drainer, integral oven, induction hob with extractor fan over, integrated dishwasher, oak breakfast bar, part-tiled walls, radiator and pantry with space for a fridge freezer.

FAMILY ROOM / BEDROOM 4

11' 10" x 11' 3" (3.61m x 3.43m), with UPVC double glazed window and radiator.

FIRST FLOOR LANDING

With access to roof void.

BEDROOM 1

15' 6" x 11' 4" (4.72m x 3.45m), with two UPVC double glazed windows, built-in wardrobe and radiator.

BEDROOM 2

12' 1" x 11' 11" (3.68m x 3.63m), with UPVC double glazed window, built-in wardrobe, radiator and access to eaves storage.

BEDROOM 3

9' 2" x 8' 4" (2.79m x 2.54m), with UPVC double glazed window, built-in wardrobe and radiator.

BATHROOM

6' 7" x 5' 9" (2.01m x 1.75m), with UPVC double glazed window, vinyl flooring, part-tiled walls, low level WC, wash hand basin with cupboard space below, bath with rainfall shower over and a traditional style radiator with heated towel rail.

OUTSIDE

To the front of the property there is a large hardstanding driveway providing ample off-road parking which also gives access to a detached double garage. There are lawned areas to both sides of the driveway and gated access to the rear garden which is mainly laid to lawn with a patio seating area and a summer house. A hedged archway leads to a further garden which is also mainly lawned.





WEBSITE

Our detailed website show 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

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

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Calum Lyman 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.

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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.

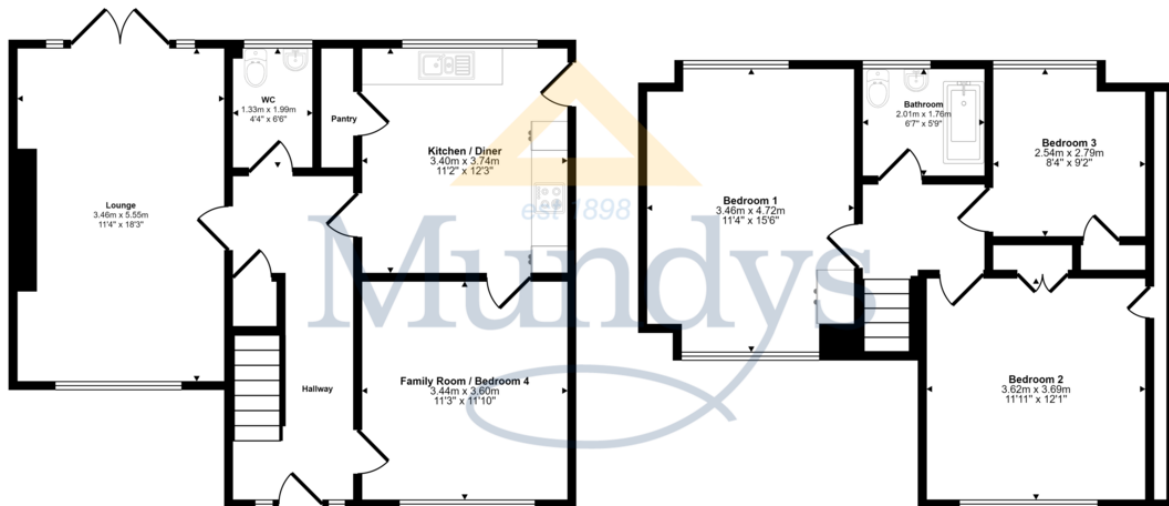
GENERAL

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 Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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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Approx Gross Internal Area
112 sq m / 1203 sq ft



Ground Floor
Approx 62 sq m / 667 sq ft

First Floor
Approx 50 sq m / 536 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

