



## Lake View, Skinners Lane, Middle Rasen

Market Rasen, LN8 3JD



Book a Viewing!

**£1,050,000**

Situated in a semi-rural location with stunning lakeside views, Lake View is a delightful four bedroom detached family home, spanning approximately 3,300 sq. ft. Set in around 7.5 acres of land (STS) including woodlands, pond and large lake, this property was built to a high standard offering an array of quality fixtures and fittings. Highlights include a bespoke 38ft Open Plan Kitchen/Living Area with exposed timber beams and truss work, wonderful oak joinery and underfloor heating throughout. The home also boasts floor-to-ceiling windows in the Kitchen Diner, Dining Room/Living Space and the Main Bedrooms, allowing stunning views across the lake to the rear. The main accommodation comprises of a stunning Open Plan Kitchen/Living Area, Dining Room/Living Area, Sitting Room, Utility Room, Downstairs WC, two Downstairs Bedrooms, both with En-Suites and a Dressing Room to Main Bedroom. The First Floor features two further Bedrooms, both with En-Suites, Galleried Office Space and a Snug providing versatile living accommodation. Outside the property boasts mature gardens and woodlands which wrap around the home, including a terraced area and a water feature. A sweeping driveway leads to ample off road parking and the grounds also feature enclosed fenced paddocks (currently used for equestrian purposes), a double garage/car port and a children's play area. To the centre of the grass paddocks, there is a large lake with a variety of wildlife. The property sits within a short drive of the Market Town of Market Rasen and is also within easy access of the Cathedral City of Lincoln.





**SERVICES**

Mains water and electricity. Oil-fired central heating. Drainage to septic tank. Underfloor heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – F

**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

### DINING ROOM / LIVING SPACE

21' 3" x 19' 6" (6.48m x 5.94m), with double glazed door to the front aspect with windows, double glazed French doors to the rear aspect, exposed timber beams and vaulted ceiling, tiled flooring, underfloor heating and oak stairwell leading to the First Floor.

### KITCHEN DINER & LIVING SPACE

28' 7" x 17' 9" (8.71m x 5.41m), with double glazed floor-to-ceiling gable-end windows with full-width Bifold doors opening onto a terraced area, bespoke fitted Kitchen with a range of wall, base units and drawers with granite work surfaces over, stainless steel sink and drainer with mixer tap, twin built-in Neff oven and grills, built-in Neff microwave with warming drawer below, integrated fridge and freezer, central island with granite worktops and a range of base units and drawers, five ring ceramic hob with extractor fan over, integrated dishwasher and tiled flooring with underfloor heating. The Living Area has exposed timber beams, vaulted ceiling, tiled flooring and feature wall-mounted fireplace housing a multi-fuel log stove with surround and hearth.



### SITTING ROOM

17' 11" x 18' 0" (5.47m x 5.49m), with triple aspect double glazed windows and feature fireplace housing an open fire with decorative surround and mantle.

### SIDE ENTRNACE

With double glazed door and tiled flooring with underfloor heating.



### WC

6' 8" x 3' 3" (2.03m x 0.99m), with double glazed window, fully tiled walls, low level WC, wash hand basin with vanity unit and tiled flooring with underfloor heating.

### STORE ROOM

6' 7" x 3' 7" (2.01m x 1.09m)

### UTILITY ROOM

7' 5" x 6' 11" (2.26m x 2.11m), with double glazed window, fitted with a range of wall and base units with granite work surfaces over, ceramic sink with mixer tap, integrated washing machine, space for tumble dryer, tiled flooring and underfloor heating.

### INNER HALLWAY

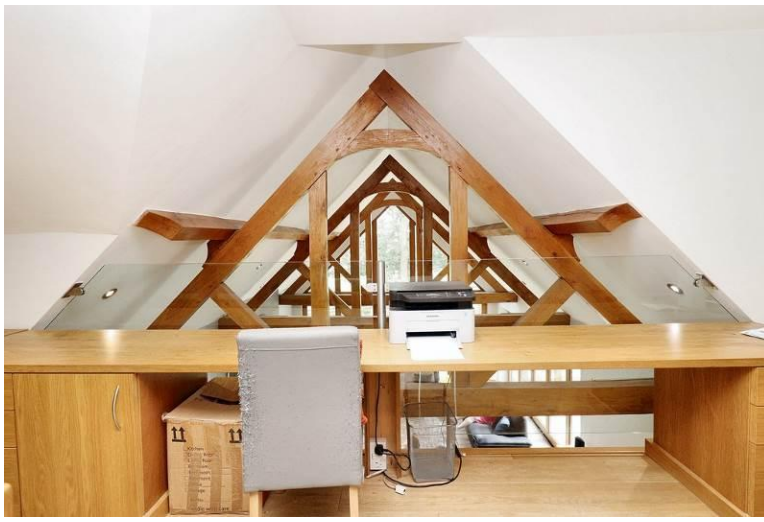
### BEDROOM 1

17' 10" x 13' 5" (5.44m x 4.09m), with double glazed floor-to-ceiling gable-end windows, double glazed door and windows to the side aspect, vaulted ceiling with exposed timber beams, oak flooring and underfloor heating.

### DRESSING ROOM

11' 3" x 4' 2" (3.43m x 1.27m), with built-in wardrobes.





#### EN-SUITE

11' 7" x 8' 10" (3.53m x 2.69m), with double glazed window, fully tiled walls, freestanding bath with wall-mounted taps, walk-in shower area, wash hand basin with vanity unit, low level WC, heated towel rail and tiled flooring with underfloor heating.

#### BEDROOM 2

18' 1" x 12' 4" (5.51m x 3.76m), with double glazed windows to the front and side aspects, underfloor heating and oak flooring.

#### EN-SUITE

9' 5" x 3' 8" (2.87m x 1.12m), with fully tiled walls, walk-in shower, low level WC, wash hand basin with vanity unit, heated towel rail, tiled flooring and underfloor heating.



#### FIRST FLOOR GALLERIED LANDING

A glass galleryed landing with exposed truss work and timber beams, oak flooring, underfloor heating and lighting.

#### STUDY AREA

18' 11" x 6' 8" (5.77m x 2.03m), with fitted desk and drawers.

#### SNUG

10' 6" x 10' 5" (3.2m x 3.18m), with double glazed floor-to-ceiling window, underfloor heating and oak flooring.

#### BEDROOM 3

19' 10" x 10' 6" (6.05m x 3.2m), with two Velux windows with fitted blinds, built-in wardrobes, oak flooring and cupboard space housing the hot water cylinder.



#### EN-SUITE

10' 0" x 4' 4" (3.05m x 1.32m), with Velux window with fitted blind, fully tiled walls, bath, low level WC, wash hand basin with vanity unit, fitted cupboards, tiled flooring and underfloor heating.

#### BEDROOM 4

10' 1" x 10' 6" (3.07m x 3.2m), with two Velux windows with fitted blinds, built-in wardrobes, oak flooring, underfloor heating and storage cupboard.

#### EN-SUITE

7' 10" x 4' 11" (2.39m x 1.5m), with Velux window with fitted blind, fully tiled walls, shower cubicle, low level WC, wash hand basin with vanity unit, tiled flooring and underfloor heating.



#### OUTSIDE

The property is approached from the road via a tree-lined paved driveway which leads to ample off-road parking and also gives access to a detached two bay car port with power, lighting and a secure workshop with double gated doors to the side. To the front, side and rear of the property there are extensive mature woodland gardens and a lawned area overlooking the lake to the rear. Beyond the gardens there is a fenced paddock with a large lake in the centre.



**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)

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**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

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.

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.

**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 Agents give notice that:

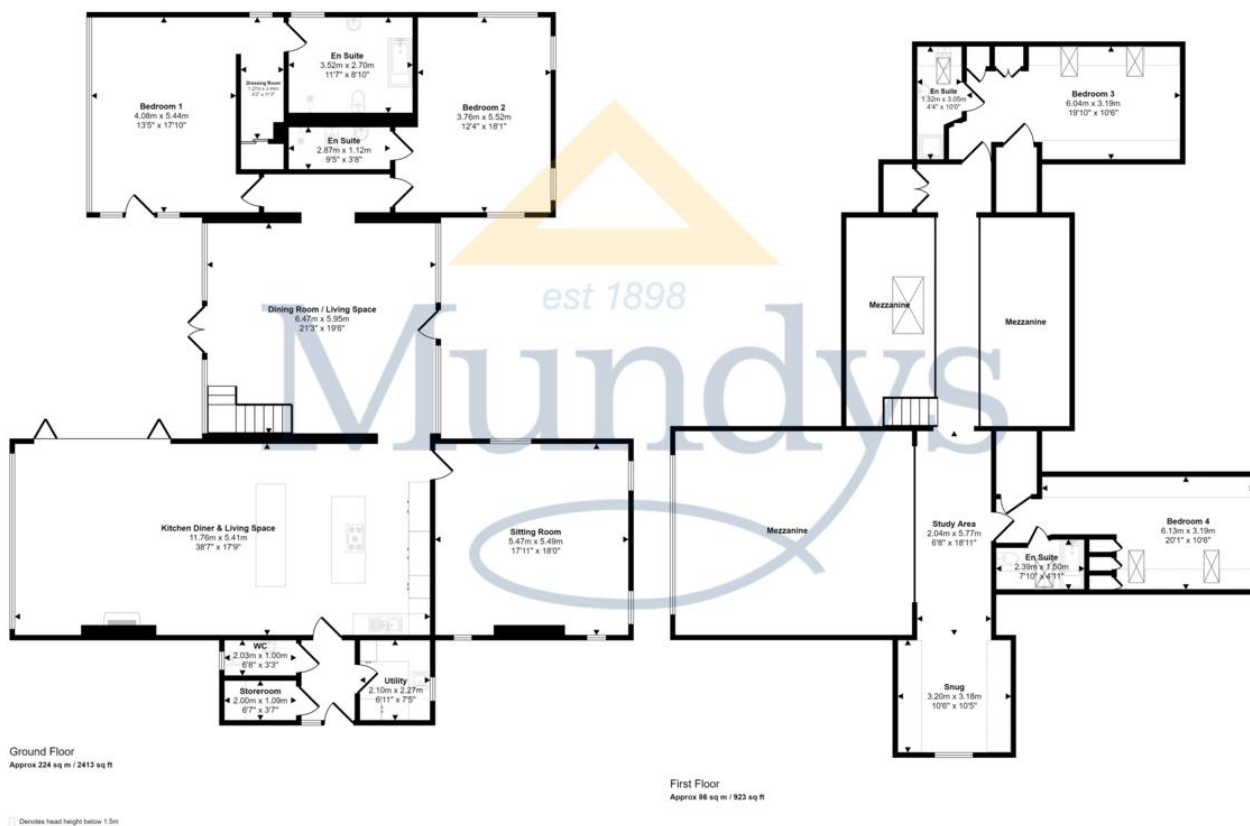
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Approx Gross Internal Area  
310 sq m / 3336 sq ft



29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

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.