



Swinhope Lodge, Swinhope, Market Rasen, LN8 6HT



Book a Viewing!

£550,000

A three bedroomed detached family home situated on an elevated plot, within its own grounds of approx. 0.41 acre (STS), surrounded by open fields and stunning views of the Lincolnshire Wolds. This unique detached home has large flexible living accommodation and is superbly presented throughout. The property features a large Open Plan Living Space which overlooks the gardens and Lincolnshire Wolds and has a high quality fitted Kitchen with granite work surfaces. A generous sized Lounge with a log burner extends the living accommodation, whilst also having a large Entrance Hall, ground floor Bedroom and Family Bathroom. The First Floor is split into two sections with a Mezzanine level Study Area and Bedroom and a second staircase leads to a third Bedroom and a further Bathroom. Outside the property sits in wraparound gardens with a large lawned area and raised seating areas overlooking open fields. Furthermore, there is a private gated driveway leading to ample off road parking. The property is being sold with No Onward Chain.



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SERVICES

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

EPC RATING – E.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Swinhope is a small rural village on the outskirts of the larger village of Binbrook. Binbrook is a thriving village in the Heart of the Lincolnshire Wolds located approximately 8 miles from Market Rasen and 10 miles from Louth as well as being well located for the Lincolnshire Coastline. The village has a Doctor's Surgery with Pharmacy, Bakers, General Store, a Post Office, Hairdressers, Chinese take-away, Church of England Primary School and Early Learning Centre. The village hosts various activities such as art club, keep fit, yoga and there is a popular bowls club.



ACCOMMODATION

ENTRANCE HALL

18' 1" x 7' 4" (5.51m x 2.24m), with UPVC double glazed external door and window, tiled flooring, storage cupboard and two radiators.

INNER HALLWAY

With tiled flooring, stairs to the first floor and radiator.

LOUNGE

18' 9" x 12' 9" (5.72m x 3.89m), with three UPVC double glazed windows and double doors, tiled flooring, radiator and a fireplace with a log burner.



KITCHEN

17' 4" x 17' 6" (5.28m x 5.33m), with tiled flooring, fitted with a range of wall, base units and drawers with Granite work surfaces over, Belfast style sink, space for AGA cooker with extractor fan over, pantry cupboard, space for fridge freezer, vaulted ceilings with two Velux windows and opening into the living and dining space.

LIVING & DINING SPACE

17' 6" x 11' 7" (5.33m x 3.53m), with four UPVC double glazed windows and double doors, tiled flooring and two radiators.



BEDROOM 1

13' 1" x 12' 3" (3.99m x 3.73m), with three UPVC double glazed windows and radiator.

BATHROOM

9' 5" x 8' 8" (2.87m x 2.64m), with two UPVC double glazed windows, tiled flooring, partly tiled walls, low level WC, wash hand basin, freestanding bath, walk-in shower cubicle, traditional style radiator with towel rail, spotlighting and extractor fan.

FIRST FLOOR

With access to bedroom 2 and bathroom.

BEDROOM 2

18' 7" x 12' 9" (5.66m x 3.89m), with two UPVC double glazed windows and radiator.



BATHROOM

With low level WC, wash hand basin, bath, partly tiled walls and radiator.

STUDY

7' 11" x 7' 3" (2.41m x 2.21m), with radiator.



BEDROOM 3

29' 1" x 8' 8" (8.86m x 2.64m), with banister rail overlooking the kitchen area, two Velux windows, exposed floorboards, spotlighting and radiator.

OUTSIDE

The property is approached via a private gated driveway leading to ample off road parking. The wraparound gardens have a large lawned area with decorative gravelled beds, a range of shrubs and elevated seating areas which are mainly paved and enjoy open countryside views.

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

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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

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.

CMH 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.

Claverings 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 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:

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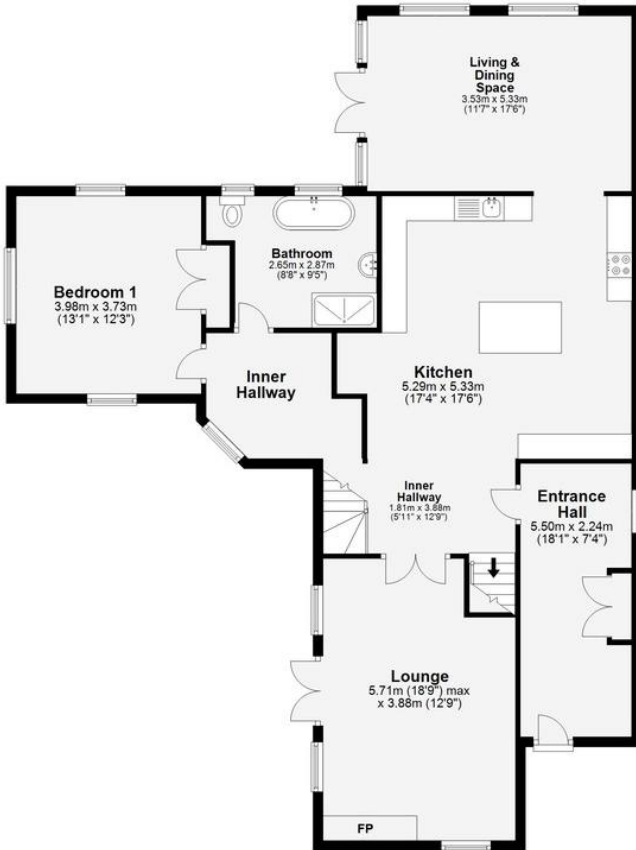
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Ground Floor

Approx. 127.2 sq. metres (1369.6 sq. feet)



First Floor

Approx. 60.2 sq. metres (648.1 sq. feet)



Total area: approx. 187.4 sq. metres (2017.7 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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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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