



Kingerby Vale Farm, Bishopbridge

Market Rasen, LN8 3LY



Book a Viewing!

£450,000

Situated in the rural village of Bishopbridge, between the Cathedral City of Lincoln and the Market Town of Market Rasen, a well-proportioned four bedroom detached house with spacious accommodation comprising of Porch, Hall, Lounge with Inglenook fireplace, Dining Room, fitted Farmhouse Kitchen, Utility Room, Play Room, Study, Cloakroom/WC, First Floor Landing, four Double Bedrooms, En-Suite Shower Room to Master Bedroom, four piece Family Bathroom and fitted Walk-In Wardrobe. The property sits on a plot of approximately 0.44 acres (STS), with a gated driveway providing off street parking, enclosed lawned gardens and a pool house with swimming pool. The property has open field views from three aspects and viewing is highly recommended. NO ONWARD CHAIN.



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SERVICES

All mains services available. Oil central heating.

EPC RATING – E.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Situated in the rural village of Bishopbridge, close to Glenthams. Glenthams is a rural, medium sized village to the north of Lincoln. Complete with village hall, village convenience shop, public house and fuel station/garage and is also within easy access to the Market Town of Market Rasen where all the usual facilities and amenities can be found.



ACCOMMODATION

PORCH

With entrance door, double glazed window to the front aspect, wood effect flooring and radiator.

HALL

With staircase to the first floor, large understairs storage cupboard, wood effect flooring and radiator.

PLAY ROOM

15' 9" x 9' 6" (4.82m x 2.90m) With three double glazed windows to the front and side aspects, laminate flooring and radiator.



LOUNGE

26' 3 (max)" x 18' 1 (max)" (8m x 5.51m) With feature log burner set within Inglenook fireplace, double glazed window to the front aspect, double glazed French doors to the rear garden and two radiators.

STUDY

9' 3" x 10' 0" (2.82m x 3.05m) With double glazed windows to the side and rear aspects and radiator.

DINING ROOM

26' 3" x 10' 6 (max)" (8.02m x 3.2m) With double glazed windows to the front and side aspects, two radiators and tiled flooring.



KITCHEN

19' 5" x 10' 6" (5.94m x 3.21m) Fitted with a bespoke range of wooden wall and base units with work surfaces, Belfast sink with mixer tap over, Range cooker, space for fridge freezer, integrated dishwasher, tiled flooring, spotlights, radiator and double glazed windows to the side and rear aspects.

UTILITY ROOM

With a range of base units with work surfaces, Belfast sink with mixer tap over, space for washing machine and tumble dryer, radiator, tiled flooring, door to the garden and double glazed window to the rear aspect.

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, part tiled walls, tiled flooring, radiator and double glazed window to the rear aspect.



FIRST FLOOR LANDING

With double glazed window to the rear aspect, airing cupboard, loft access point and radiator.

BEDROOM 1

18' 6" x 10' 5 (max)" (5.65m x 3.18m) With double glazed window to the front aspect, a range of fitted cupboards and radiator.



EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, part tiled walls, tiled flooring, chrome towel radiator, radiator and double glazed window to the rear aspect.

BEDROOM 2

14' 6" x 11' 7" (4.44m x 3.55m) With double glazed window to the front aspect and radiator.

BEDROOM 3

9' 3" x 12' 3 (max)" (2.82m x 3.73m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

16' 0" x 9' 4 (max)" (4.88m x 2.84m) With double glazed window to the front aspect and radiator.



DRESSING ROOM

With double glazed window to the front aspect, range of fitted cupboards and radiator.

BATHROOM

Fitted with a four piece suite comprising of corner bath, walk in shower cubide, wash hand basin in a vanity unit and close coupled WC, part tiled walls, tiled flooring, chrome towel radiator, radiator and double glazed window to the rear aspect.



OUTSIDE

The property sits in a generous plot of approx 0.44 acres (STS). To the front of the property there is a gated driveway providing off-street parking for multiple vehicles. To the rear there is a large enclosed garden which is laid mainly to lawn with covered patio seating area, flowerbeds, mature shrubs, sheds and a large pool room with swimming pool, paved surround and a separate pump room.





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

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

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

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Ground Floor
Approx. 124.3 sq. metres (1338.1 sq. feet)



First Floor
Approx. 94.6 sq. metres (1017.8 sq. feet)



Total area: approx. 218.9 sq. metres (2355.9 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.

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