



17 Arlington Road

Newtoft, Market Rasen, LN8 3NP



Book a Viewing!

Offers in Excess of £110,000

Situated in the popular rural village of Newtoft, this is a spacious three bedroomed end terraced house with the additional benefit of a separate Garage and south-facing rear garden. With well-proportioned living accommodation briefly comprising of Entrance Porch, Hallway, large Lounge, Dining Kitchen, Understairs Pantry with recently upgraded boiler, three Bedrooms with fitted storage to Bedroom one and a Family Bathroom. The property also benefits from uPVC double glazing throughout, oil-fired central heating, an open fire and an attached coal shed/log store. Externally the property has an endosed garden to the front and enjoys a scenic outlook across a designated green space. To the rear of the property there is a beautiful south-facing garden complete with raised vegetable and fruit planters, a raised decking area and a bark-finished children's play area. An early viewing of this property is highly recommended.





SERVICES

Mains electricity, water and drainage. Oil central heating.

EPC RATING — D

COUNCIL TAX BAND — A

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Market Rasen towards Middle Rasen via the A631 Gainsborough Road and continue for approximately 3 miles until entering West Rasen. At the first right hand bend, turn left onto Toft Lane and continue for approximately two miles through Newton by Toft and enter Newtoft. At the left hand bend turn right onto Alexandria Road, then left onto Fairfax Close and then turn right onto Prince William Road. Turn left onto Arlington Road where the property can be found on the left hand side, overlooking the designated green space in the far corner.



LOCATION

Newtoft is a small village on the outskirts of Middle Rasen which was historically a collection of married quarters for the former RAF base. Now, it is a thriving community linked by its useful sports field and very popular and active Social Club. Local Primary Schooling is available in the nearby village of Faldingworth, approximately 3 miles away (Ofsted Graded 'Good').

Market Rasen is situated approximately 4 miles from Newtoft and is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger Towns and City networks. The Town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guesthouses, public houses, library, health care providers and good local schooling; Primary Schooling - Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling - De Aston School (Ofsted Graded 'Good').

ACCOMMODATION

ENTRANCE PORCH

3' 6" x 7' 4" (1.07m x 2.26 m), having uPVC entrance door with complimenting uPVC side windows, tile-effect vinyl flooring and door to the Entrance Hall.

ENTRANCE HALL

5' 2" x 6' 3" (1.60m x 1.93 m), having coat hanging area, door to the Lounge, staircase rising to the First Floor, two windows to the Entrance Porch and ceiling light point.

LOUNGE

14' 2" x 14' 8" (4.34m x 4.49m), having tiled feature fireplace with inset log burner, radiator, ceiling light point, uPVC window to the rear elevation and door to the Dining Kitchen.

KITCHEN/DINER

17' 10" x 6' 5" (5.45m x 1.97m), the Dining Area having tiled flooring, ceiling light point, fitted cupboard housing the electrical consumer unit, large understairs recess which is currently utilised as a useful Pantry/store area and houses the oil-fired central heating boiler and door to the covered walkway which gives access to the coal house/log store. The Kitchen Area has tiled flooring, uPVC window and door to the rear elevation, radiator, ceiling light point, a comprehensive range of fitted units and drawers to base level with contrasting worksurfaces over, inset resin sink unit with mixer tap, decorative tiled upstands, further complimenting fitted units to eye-level, washing machine, dishwasher, cooker point with extractor hood above and space for a fridge freezer.

FIRST FLOOR LANDING

Having uPVC window to the front elevation, loft access hatch, ceiling light point, doors to all principal rooms and door to the airing cupboard.



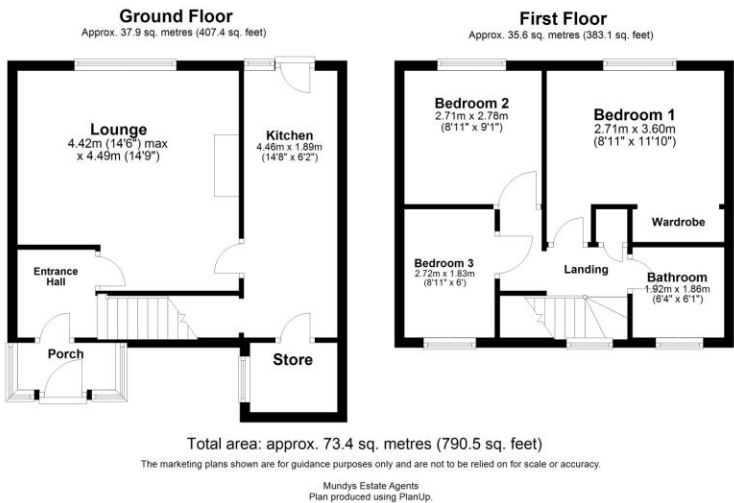
FAMILY BATHROOM
6' 8" x 6' 5" (2.04m x 1.96m), having panelled bath with electric 'Triton' shower over and side bi-folding splashscreen, WC, wash hand basin, tiled upstands, splashbacks, laminate flooring, ceiling light point, frosted uPVC window to the front elevation and radiator.

BEDROOM ONE
9' 3" x 14' 11" (2.83m x 4.55m), having uPVC window to the rear elevation, radiator, ceiling light point and large integral walk-in wardrobe area.

BEDROOM TWO
9' 0" x 12' 3" (2.76m x 3.74m), having uPVC window to the rear elevation, radiator and ceiling light point.

BEDROOM THREE
8' 11" x 6' 0" (2.72m x 1.83m), having uPVC window to the front elevation and radiator.

OUTSIDE
The front garden is accessed via a picket-fenced entrance gate with a pedestrian pathway leading to the front entrance door. There is space for wheelie bin storage and it is gravel-finished for ease of maintenance. There is also an oil storage tank and access to the covered portico which leads to the Kitchen doorway and the coal shed/log store. The rear garden enjoys a wonderful south-facing elevation with a raised decking area, ideal for seating and/or a hot tub, a secluded gravel-finished seating area and a small raised ornamental pond with a fountain. The formal lawn is bordered by raised and well-established vegetable plots, fruit beds and an abundant apple tree as the focal point. The lawns lead to the bark-finished area which is currently utilised as a children's play area. The property's Garage is the first one situated in a separate block which can be found to the rear of the property.



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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.

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