



## Corner Farm House, Pelham Road, Claxby, Market Rasen, LN8 3YR



Book a Viewing!

**£540,000**

A beautiful Characterful Detached Farmhouse in the rural village of Claxby, situated between the Market Towns of Market Rasen and Caistor. This spacious family home has many character features and accommodation comprises of Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen/Breakfast Room, Utility Room, downstairs Cloakroom/WC and First Floor landing leading to four Double Bedrooms, two with En-Suites, a four piece Family Bathroom and a Study/Nursery. Outside there is a generous 'In' and 'Out' driveway providing ample parking for several vehicles, a Double Garage with Storage Room/Workshop and generous and private front and rear gardens. Viewing is highly recommended to appreciate all this fine home has to offer.





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**SERVICES**

Mains electricity, water and drainage. Oil central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – F.**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

The property is situated in the pretty village of Claxby which lies at the foot of the Lincolnshire Wolds an area designated as being of Outstanding Natural Beauty. The village lies between the market towns of Market Rasen and Castor, both of which offer a range of shops, schools and banking facilities. The port of Grimsby, the Humber bank, Humberside International Airport, the M180 motorway link and the city of Lincoln are within commuting distance.





#### ENTRANCE HALL

With double glazed windows to the front and side aspect, storage cupboard, tiled flooring and radiator.

#### DINING ROOM

16' 2 (max)" x 16' 1 (max)" (4.93m x 4.9m) With double glazed windows to the front and rear aspects, wood effect flooring and two radiators.

#### LOUNGE

28' 8" x 18' 11" (8.74m x 5.77m) With four double glazed windows to the front and side aspects, double glazed French doors to the garden, log burner in an imposing feature fireplace, wood effect flooring and three radiators.

#### KITCHEN/BREAKFAST ROOM

15' 11" x 14' 2" (4.87m x 4.34m) Fitted with a range of base and wall units with work surfaces over, Belfast sink with side drainer and mixer tap over, eye level electric oven, range cooker, integrated dishwasher, log burner set within a decorative brick fireplace, tiled flooring and splash-backs, under stairs storage cupboard, radiator and double glazed windows to the front and rear aspects.

#### UTILITY ROOM

With spaces for a washing machine, tumble dryer and American style fridge freezer, storage cupboard, double glazed window to the side aspect, double glazed French doors to the conservatory, tiled flooring and radiator.

#### SIDE LOBBY

With double glazed door to the garden, tiled flooring, storage cupboard and radiator.

#### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled flooring and splash-backs, storage cupboard, radiator and double glazed window to the rear aspect.

#### CONSERVATORY

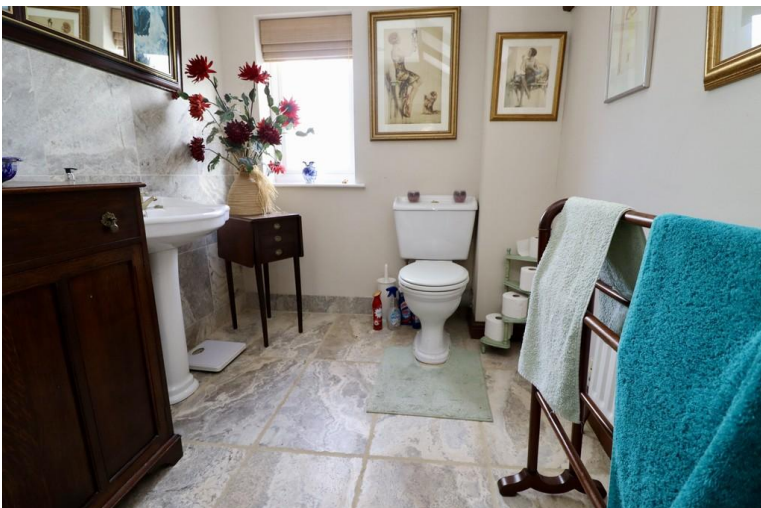
11' 1" x 10' 11" (3.40m x 3.33m) With double glazed French doors to the rear garden, ceiling fan and tiled flooring.

#### FIRST FLOOR LANDING

With two double glazed windows to the rear aspect, airing cupboard and radiator.

#### BEDROOM 1

19' 0" x 17' 9" (5.80m x 5.42m) With three double glazed windows to the front and side aspects, two double wardrobes and two radiators.







#### EN-SUITE BATHROOM

13' 3" x 6' 6" (4.05m x 2.00m) Fitted with a three piece suite comprising of roll-top freestanding bath, close coupled WC and pedestal wash hand basin, tiled flooring, part tiled walls, radiator and double glazed windows to the front aspect.

#### BEDROOM 2

16' 2" x 12' 4" (4.95m x 3.78m) With double glazed windows to the front side and rear aspects, storage cupboards and two radiators.

#### EN-SUITE SHOWER ROOM

9' 4" x 6' 5" (2.86m x 1.96m) Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled flooring, part tiled walls, radiator and double glazed window to the rear aspect.

#### BEDROOM 3

13' 2" x 10' 4" (4.03m x 3.16m) With double glazed window to the front aspect and radiator.

#### BEDROOM 4

13' 1" x 9' 2" (3.99m x 2.80m) With double glazed window to the front aspect, two storage cupboards and radiator.

#### STUDY

9' 10" x 5' 2" (3.00m x 1.58m) With two double glazed windows to the front aspect and radiator.

#### BATHROOM

9' 9" x 8' 9" (2.99m x 2.69m) Fitted with four piece suite comprising of freestanding roll-top bath, shower cubicle, pedestal wash hand basin and close coupled WC, tiled flooring and splash-backs, radiator and double glazed window to the rear aspect.

#### OUTSIDE

To the front of the property is a gravelled driving providing off road parking for multiple vehicles and giving access to the double garage and a lawned garden with flowerbeds. The garage has twin up and over doors, light, power, store room and workshop.

To the rear of the garage is a summer house with light, power and multi-fuel burner.

To the rear of the property is an enclosed garden principally laid to lawn with Pergola, mature shrubs, flowerbeds, patios seating area and shed.







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

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#### GETTING A MORTGAGE

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#### 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.

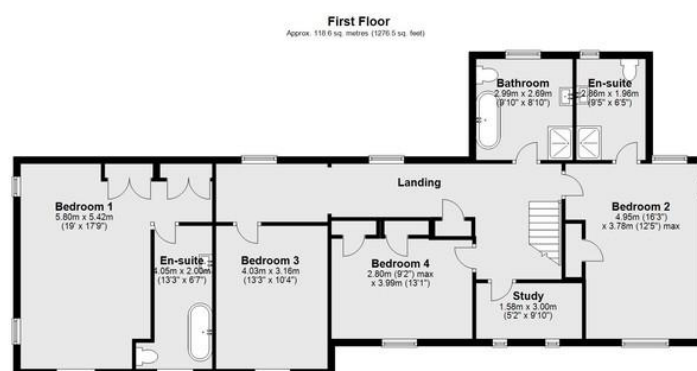
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 252.5 sq. metres (2718.1 sq. feet)  
For illustration purposes only  
Plan produced using PlanitUp



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**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 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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