



## Simba, Mulberry Road

Claxby, Market Rasen, LN8 3YS



Book a Viewing!

**£399,950**

Situated in the pleasant village of Claxby on the edge of the Lincolnshire Wolds, this spacious and versatile detached home offers flexible accommodation that can be tailored to suit a variety of needs. Currently arranged as six bedrooms, the layout easily lends itself to being used as a four or five bedroom home with additional reception spaces—ideal for those seeking a home office, family room or hobby space. The well-presented accommodation comprises: Entrance Porch, Hall, Lounge, open-plan Kitchen/Dining Room, Utility Room, Cloakroom/WC, four Ground Floor Bedrooms (one of which could serve as a Family Room), an En-suite Shower Room and a Jack and Jill Shower Room. Upstairs, the First Floor Landing leads to two further Bedrooms, including the spacious Master Bedroom with a four-piece En-suite Bathroom. Externally, the property enjoys a block-paved driveway with parking for multiple vehicles, well-maintained front and rear gardens, a double garage and a large attached workshop. Located within the catchment for the highly regarded Caistor Grammar School, the home also benefits from an integrated vacuum system and is offered for sale with No Onward Chain.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – E.**

**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.

#### **PORCH**

5' 7" x 5' 6" (1.71m x 1.68m) With tiled flooring and radiator.

#### **HALL**

16' 1" x 5' 6" (4.92m x 1.68m) With wood effect laminate flooring, spotlights and radiator.





#### KITCHEN

17' 5" x 13' 1" (max)" (5.33m x 3.99m) Fitted with a range of wall and base units with work surfaces over, spaces for fridge freezer and range cooker, stainless steel sink with side drainer and mixer tap over, breakfast bar, tiled flooring, radiator and two double glazed windows to the side aspect.

#### DINING AREA

11' 5" x 7' 9" (3.49m x 2.37m) With double glazed window to the side aspect, tiled flooring, radiator and French doors to the garden.

#### UTILITY ROOM

Fitted with base units, space for washing machine, ceramic sink with mixer tap over, tiled flooring and splashbacks, towel radiator and double glazed window to the side aspect.



#### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, tiled flooring and splashbacks and radiator.

#### LOUNGE

16' 6" x 13' 1" (5.04m x 4.4m) With staircase to the first floor, feature log burner, laminate flooring, double glazed French doors to the garden and radiator.

#### BEDROOM 3

14' 0" x 12' 6" (4.28m x 3.82m) With double glazed window to the side aspect, cupboard housing the wall mounted central heating boiler and radiator.

#### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled flooring and splashbacks and towel radiator.



#### BEDROOM 4

11' 0" x 9' 10" (3.36m x 3.0m) With double glazed window to the front aspect and radiator.

#### JACK AND JILL SHOWER ROOM

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

#### BEDROOM 5

10' 5" x 10' 5" (3.19m x 3.19m) With double glazed window to the side aspect and radiator.

#### BEDROOM 6

10' 7" x 9' 10" (3.25m x 3.02m) With double glazed window to the front aspect and radiator.



#### FIRST FLOOR LANDING

#### BEDROOM 1

27' 0" x 13' 5" (8.25m x 4.10m) With four Velux windows, laminate flooring and radiator.

#### EN-SUITE BATHROOM

Fitted with a four piece suite comprising of freestanding bath with shower attachment, shower cubicle, close coupled WC and pedestal wash hand basin, laminate flooring, tiled splashbacks, towel radiator and Velux window.



**BEDROOM 2**  
 13' 5" x 12' 11" (4.10m x 3.94m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator.

**OUTSIDE**  
 To the front of the property there is a block paved driveway providing off street parking for multiple vehicles and a raised front garden. To the rear there is an enclosed garden laid mainly to lawn with a patio seating area. The property further benefits from a double garage and workshop.

**DOUBLE GARAGE**  
 17' 5" x 16' 11" (5.33m x 5.18m) With an up and over door to the front, light and power

**WORKSHOP**  
 With light and power.

**WEBSITE**  
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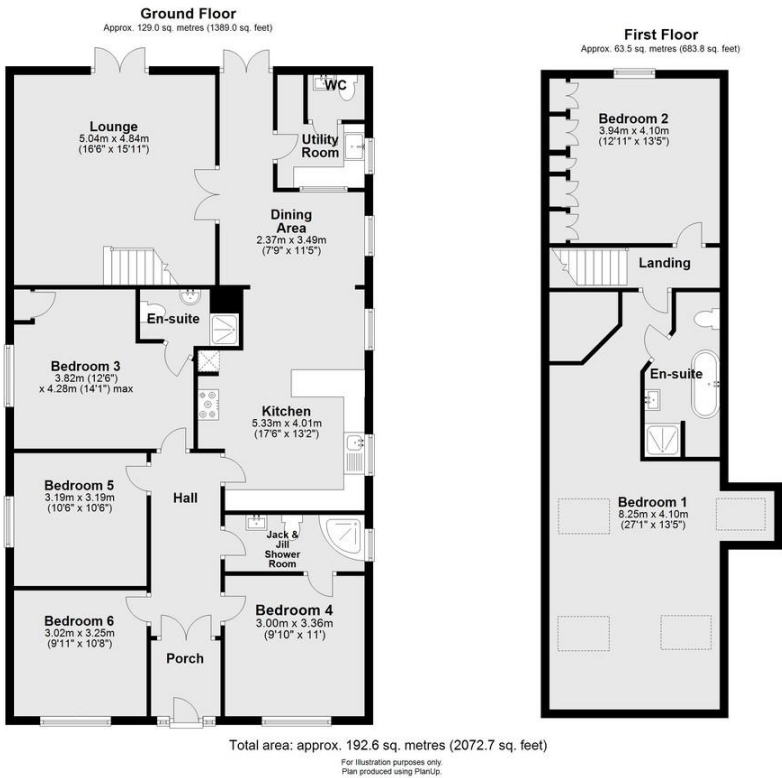
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 We would be happy to put you in touch with our Financial Adviser who can help you work out the costs of financing your purchase.

**NOTE**  
 1. None of these 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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