



**Waveney Cottage, Willingham Road,
Market Rasen, LN8 3DN**



Book a Viewing!

£375,000

Waveney Cottage presents a rare opportunity to acquire a well-presented and characterful three bedroom detached home with an adjoining Annexe – ideal for multi generational living, guest accommodation or potential Air B&B use. The current owners successfully operated a B&B from the property for 18 years, highlighting its flexibility and income potential. The main house offers spacious and well-maintained accommodation, retaining many original features. The layout briefly comprises a welcoming reception hallway, lounge, dining room, breakfast kitchen, utility and three double bedrooms – each with its own en-suite shower room. The Annexe has its own entrance and provides excellent potential for a conversion into an independent living space, with an office, entrance hallway and lounge/diner to the ground floor, and a double bedroom and bathroom on the first floor. Occupying a generous plot and set back from the road, the property enjoys a large frontage with mature gardens, a ample off road parking, a single detached garage, greenhouse, summerhouse and a garden shed. There is also a private patio area and an additional rear garden space. Ideally located within walking distance of the town centre, train station, schools and Market Rasen Racecourse, this is a home that combines generous accommodation, flexible living options and a highly convenient setting.





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

Market Rasen 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, public houses, library, health care providers, a Primary C of E School and a De-Aston and Senior School (both have been graded Good by Ofsted) and are within walking distance of the property.





ENTRANCE HALL

Covered Portico with main entrance door opening into the Entrance Hallway, ceiling light point, doors to all principal ground floor rooms, staircase to the first floor with open recess beneath, radiator with cover, ornate feature window to the rear elevation, dado rail and small cupboard housing the gas meter.

LOUNGE

12' 3" x 14' 9" (3.74m x 4.51m) Having double glazed window to the front elevation, radiator, ceiling light point, 2x wall light points, bespoke fitted cupboards to each chimney breast recess one housing the electrical consumer unit and electric meter, framing the focal point of the feature fireplace with inset living flame effect gas fire.



BREAKFAST KITCHEN

15' 3" x 12' 11" (4.66m x 3.94m) A comprehensive fitted Kitchen with a range of units to base level with contrasting work surfaces over, also providing a large central Breakfast Bar, Larder style cupboards (one housing the gas fired central heating boiler for the main residence) and complimenting units to eye level. There is a range of integral appliances to include 'Neff double oven and grill, four ring gas hob with concealed extractor above, double sink unit with mixer tap, tiled splashbacks, spaces for fridge freezer and dishwasher, double glazed window to the side elevation, 2x strip-lights to ceiling, radiator, plinth heater, tile effect vinyl flooring, door to Utility Room, door to Rear Lobby and door to Dining Room.



DINING ROOM

15' 2" x 9' 1" (4.64m x 2.79m) Having double glazed bay window to the front elevation, radiator, ceiling light point, wall light point and a door leading to the Entrance Hall.

UTILITY ROOM

6' 10" x 5' 8" (2.10m x 1.74m) Having vinyl flooring, space for washing machine and space for tumble dryer, ceiling light point, fitted cupboards, shelving, wall mounted gas fired combi boiler for the Annexe, leading onto the Office and adjoining the Annexe. The Vendors advise us that this was formerly a Kitchenette area for the Annexe and could be utilised as this once again if desired and a future owner wished to make the Annexe self-contained.



REAR LOBBY

8' 1" x 5' 8" (2.47m x 1.73m) Having feature window to the Entrance Hall, double glazed window and sliding door to the rear elevation, providing access to the Rear Courtyard area and onto the Main Entrance door for the Annexe, wall light point and door to WC.



WC

3' 5" x 4' 5" (1.06m x 1.37m) Having corner wash hand basin, WC, tiling to splashbacks and frosted window to the side elevation.

FIRST FLOOR LANDING

Having ceiling light point, doors to all principal rooms and a useful airing/storage cupboard with a double glazed window to the side elevation.

BEDROOM ONE

14' 9" x 14' 9" (4.52m x 4.50m max) Having double glazed window to the front elevation, radiator, wall mounted TV point, ceiling light point, wall light point and recessed downlighting to a vanity wash hand basin area. A concealed pull down bed to the fitted cupboard and sliding door to en-suite.



EN-SUITE

2' 7" x 7' 5" (0.80m x 2.27m) Having Bifold doors to the enclosed and fully tiled shower cubicle with an inset 'Triton' electric shower, tiling to half walls, vanity mirror with downlighting and shaver point, wood effect vinyl flooring, ceiling light point, extractor and WC.

BEDROOM TWO

12' 6" x 9' 6" (3.83m x 2.92m) Having double glazed window to the front elevation, radiator, wall mounted TV point, ceiling light point, wall light point and recessed downlighting to a vanity wash hand basin area. The Vendors advise us that there is a concealed cupboard in this bedroom which provides access to the water tank and immersion controls.



EN-SUITE

5' 4" x 4' 0" (1.63m x 1.22m) Having bifold doors to the enclosed and fully tiled shower cubicle with an inset 'Triton' electric shower, tiling to half walls, vanity mirror with downlighting and shaver point, wood effect vinyl flooring, ceiling light point, extractor and WC.

BEDROOM THREE

13' 5" x 9' 2" (4.11m x 2.80m) Having double glazed window to the side elevation, radiator, wall mounted TV point, ceiling light point, wall light point and door to en-suite.

EN-SUITE

6' 8" x 6' 2" (2.05m x 1.90m) Having doors to the corner enclosed and fully tiled shower cubicle with an inset 'direct feed shower, tiling to half walls, vanity mirror with downlighting and shaver point, wood effect vinyl flooring, ceiling light point, extractor, WC, radiator and frosted window to the side elevation.

ANNEXE

OFFICE

7' 1" x 13' 8" (2.16m MAX x 4.19m MAX) An L-shaped room having radiator, strip-light to ceiling, double glazed window to the front elevation, understairs recess storage cupboard, door to the Utility Room and door to Lounge.





LOUNGE

10' 0" x 10' 7" (3.07m x 3.24m) Having front entrance door and double glazed window overlooking/ leading to the rear courtyard gardens, ceiling light point, radiator, staircase to the upper floor and archway to Dining Area.

DINING AREA

7' 4" x 10' 6" (2.25m x 3.21m) Having radiator, double glazed French style doors to the side elevation and courtyard garden/patio area and double glazed window to the front elevation.

FIRST FLOOR LANDING

Leading to the principal first floor rooms, landing storage cupboard, 2x ceiling light points and radiator.



BEDROOM

13' 11" x 10' 5" (4.25m x 3.19m) Having double glazed window to the side elevation, 2x ceiling light points, radiator and storage cupboard.

BATHROOM

8' 3" x 6' 10" (2.52m x 2.09m) Having an enclosed fully tiled shower cubicle with direct feed shower, frosted double glazed window to the side elevation, WC, wash hand basin, large corner panelled bath, radiator, ceiling light point and tiling to half walls.



OUTSIDE

The front garden is set predominately to lawn with large, well stocked flowerbeds and a gated pathway to the front entrance. The large driveway leads to the parking area and Detached Garage, having power and lighting. The Annexe can be accessed separately via a pathway leading to an enclosed courtyard style patio/seating area complete with wheel-bin storage and outside tap, also leading onto the rear garden. The rear garden enjoys a smaller lawned area, seating area, vegetable beds, greenhouse and a large Summerhouse with power and lighting.

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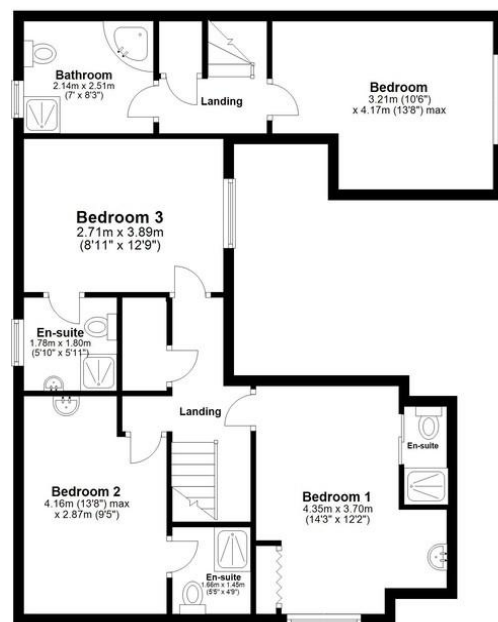
Ground Floor

Approx. 90.1 sq. metres (969.9 sq. feet)



First Floor

Approx. 75.2 sq. metres (809.0 sq. feet)



Total area: approx. 165.3 sq. metres (1778.9 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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