



**Fairacre, Willingham Road, East Barkwith,
Market Rasen, LN8 5RP**



Book a Viewing!

£400,000

An excellent detached chalet home which has been renovated and extended to a high standard by local developers Messrs Cherry Tree Homes. The well-presented and spacious living accommodation briefly comprises of Main Reception Hall, Cloakroom, Impressive Open Plan Kitchen/Dining and Living Area, Utility Room, Ground Floor Bedroom with En-suite, Study/further Bedroom. The First Floor Landing leads to three further double Bedrooms, En-suite to Principle Bedroom and Family Bathroom. Outside there is a block paved driveway providing off road parking/hardstanding for vehicles, and side access leading to the landscaped rear garden with a patio and lawned area. The property further benefits from air-source heating, double glazing, and viewing is highly recommend to appreciate this lovely family home.



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SERVICES

Mains electricity, water and drainage. Air-source heating.

12 months warranty from the developer.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

East Barkwith is a semi-rural village which lies just within the Lincolnshire Wolds an A.O.N.B. and is situated to the North East of the Historic Cathedral and University City of Lincoln. The village has a Post Office, Public House and Village Hall with easy access to the market towns of Market Rasen, Wragby, Louth and the city of Lincoln.



NOTE

There is a parcel of land behind the rear fence of the property which is included within the asking price and has the option to have a garage constructed by the developer should a potential purchaser want to consider this, under separate negotiation.

The vendor has advised Mundys that the electricity pole to the front of the property will be removed. The exact date is to be confirmed by the vendor.

The track to the left of the property will be gravelled and has a right of way to the land where the garage will be built.



ACCOMMODATION

ENTRANCE HALL

With main entrance door, inset spotlights, radiator, stairs to the first floor and double glazed rear entrance door.

CLOAKROOM

With WC, wash hand basin with fitted vanity unit, radiator, inset spotlights, extractor fan and double glazed window to the side elevation.

KITCHEN/DINER

19' 8" x 11' 11" max (5.99m x 3.63m) Fitted with a range of quality kitchen wall and base units with work surfaces, integrated appliances incorporating induction hob, double oven, fridge freezer and dishwasher, central island, radiator, and double glazed window to the side elevation.



LIVING AREA

19' 5" x 10' 9" (5.92m x 3.28m) With double glazed sliding patio doors, two feature wall radiators and inset spotlights.

UTILITY ROOM

8' 3" x 8' 0" (2.51m x 2.44m) Fitted base units, sink and work surface, plumbing for washing machine, space for tumble dryer, Grant hot water cylinder and double glazed window to the rear elevation.



STUDY/BEDROOM

12' 0" x 8' 7" (3.66m x 2.62m) With double glazed window to the front elevation, radiator and TV point.

BEDROOM

12' 0" x 10' 4" (3.66m x 3.15m) With double glazed window to the front elevation and radiator.

EN-SUITE

7' 5" x 6' 2" (2.26m x 1.88m) With suite to comprise of fitted shower area with rainfall shower head, WC and wash hand basin with vanity unit, part tiled walls, towel radiator, extractor fan and inset spotlights.



FIRST FLOOR LANDING

With built-in cupboard, inset spotlights and access to the roof void.

BEDROOM

13' 7" max x 12' 9" (4.14m x 3.89m) With double glazed window to the front elevation, built-in double wardrobe, storage cupboard, radiator, TV point, inset spotlights and integral shelving.

EN-SUITE

7' 0" x 5' 9" (2.13m x 1.75m) With suite to comprise of fitted shower cubicle, WC and wash hand basin with fitted vanity unit, part tiled walls, towel radiator and double glazed window to the rear elevation.



BEDROOM

12' 0" x 11' 11" (3.66m x 3.63m) With double glazed window to the front elevation, radiator and TV point.

BEDROOM

12' 1" x 11' 11" (3.68m x 3.63m) With double glazed window to the rear elevation, radiator and TV point.

FAMILY BATHROOM

With suite to comprise of bath with shower over, WC, wash hand basin with vanity drawers below, part tiled walls, towel radiator and double glazed window to the side elevation.



OUTSIDE

To the front of the property there is a small lawned area, raised flowerbeds, block paved driveway providing off road parking/hardstanding for vehicles. There is a side access leading to the enclosed landscaped rear garden with patio and lawned areas, outside lighting and a Grant air-source heat pump.

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

SIBs & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gibson 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.

Claverings 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 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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

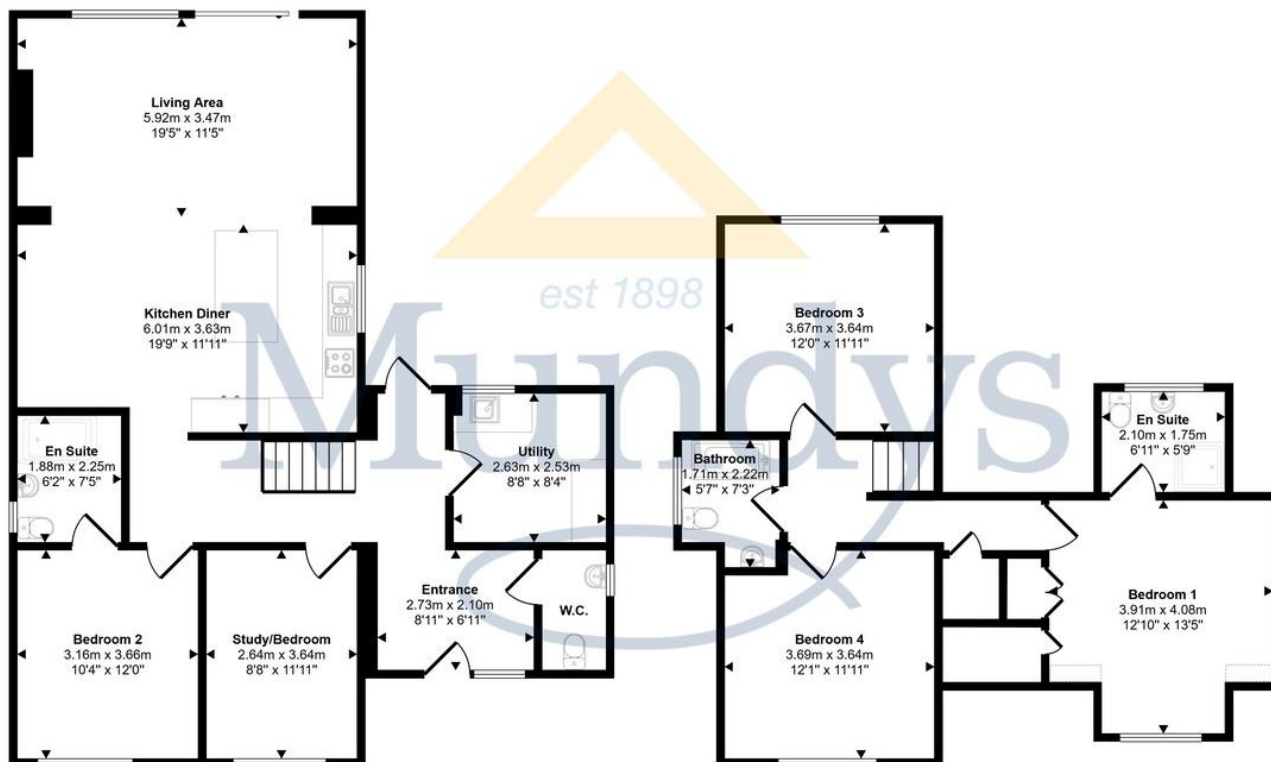
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition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

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Approx Gross Internal Area
158 sq m / 1701 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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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