



The Dell, Private Lane, Normanby-by-spital, Market Rasen, LN8 2HF



Book a Viewing!

£350,000

A beautiful detached cottage situated in a rural village location, with immaculate accommodation and open views to the rear. The spacious accommodation on offer comprises of Entrance Porch, Hall, Lounge, Kitchen/Diner, Conservatory, Utility/WC and a First Floor Landing leading to three double Bedrooms, an En-suite Cloakroom/WC and walk-in wardrobe to the master and a modern family Bathroom. The property has a separate detached room with Kitchenette and Utility/WC, an ideal space to work from home or potential annex accommodation. The property sits on a pleasant plot with formal lawned garden off the lounge, further garden from the kitchen with two brick stores, large carport, driveway and single garage. Viewing is highly recommend to fully appreciate the accommodation on offer and the position in which it sits.



The Dell, Private Lane, Normanby-by-spital, Market Rasen, LN8 2HF



SERVICES

Mains electricity and water. Drainage to septic tank.
Oil fired central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is located in the small rural village of Normanby-by-Spital situated approximately 12 miles North of Lincoln, 2 miles South East of Caenby Corner and 7 miles West of the Market Town of Market Rasen. There is easy access to the A15 which in turn gives good access into Lincoln or North to the M180, M18 and beyond. The village benefits from a well regarded primary school rated a "Good School" by Ofsted, public house and a post office.





ACCOMMODATION

PORCH

With double glazed window to the front aspect, tiled flooring and radiator.

HALL

With staircase to the first floor, tiled flooring and radiator.

LOUNGE

19' 5" x 13' 5" (5.94m x 4.09m) With double glazed window to the front aspect, double glazed sliding patio doors to the rear garden, log burner, laminate flooring and two radiators.



UTILITY/WC

With close coupled WC, wall hung wash hand basin, spaces for washing machine and tumble dryer, towel radiator, tiled flooring and double glazed window to the rear aspect.

KITCHEN/DINER

17' 6" x 11' 11" (5.34m x 3.65m) Fitted with a range of wall and base units with work surfaces over, twin Belfast sink with mixer tap over, Neff twin eye level electric ovens, 5 ring AEG electric hob with extractor fan over, integrated dishwasher, space for fridge freezer, tiled flooring, radiator and double glazed window to the front aspect.



CONSERVATORY

12' 7" x 9' 4" (3.84m x 2.86m) With double glazed French doors to the side aspect and tiled flooring.

FIRST FLOOR LANDING

With double glazed window to the rear aspect and radiator.

BEDROOM 1

12' 11" x 9' 3" (3.96m x 2.83m) With double glazed window to the front aspect and radiator.

WALK-IN WARDROBE

With hanging rail and shelving.

EN-SUITE WC

With close coupled WC, wash basin in a vanity unit with storage beneath, towel radiator and Velux window.

BEDROOM 2

13' 1" x 10' 8" (4.01m x 3.27m) With double glazed window to the front aspect and radiator.





BEDROOM 3

13' 1" x 9' 4" (3.99m x 2.86m) With double glazed window to the front aspect, overstairs storage cupboard, two double wardrobes and radiator.

BATHROOM

Fitted With a four piece suite comprising of shower cubicle, panelled bath, pedestal wash hand basin and close coupled WC, towel radiator and double glazed window to the side aspect.

ANNEX ROOM

13' 1" x 10' 5" (4.00m x 3.20m) Kitchen area with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, space for fridge, radiator, double glazed windows to the side and rear aspects.



UTILITY/WC

10' 5" x 5' 10" (3.20m x 1.79m) With close coupled WC, wash hand basin, space for washing machine, towel radiator and double glazed window to the rear aspect.

OUTSIDE

The property has well-maintained lawned gardens to the front and each side, with open field views. There are two brick store rooms, two metal garden stores, driveway with large carport and further parking space with single garage. The garage has an up and over door to the front, light and power.



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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson 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 who 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 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.

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 for themselves and the vendors (Lessors) for whom they act as Agents given 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

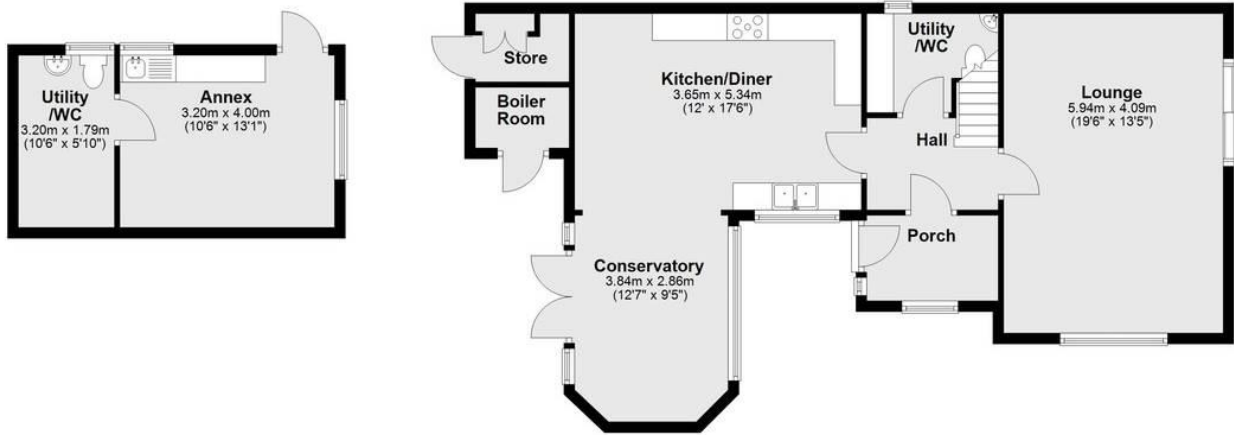
Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.





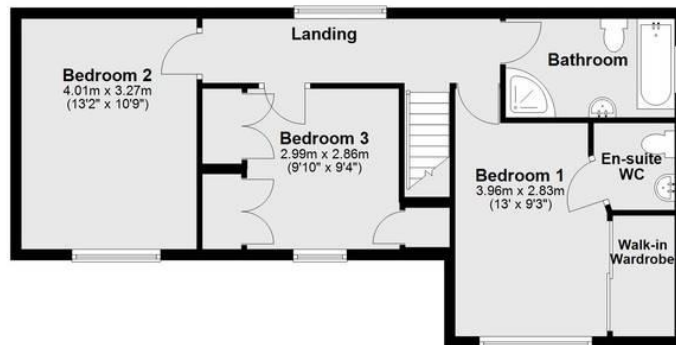
Ground Floor

Approx. 92.3 sq. metres (993.1 sq. feet)



First Floor

Approx. 57.1 sq. metres (614.4 sq. feet)



Total area: approx. 149.3 sq. metres (1607.4 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
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.

www.mundys.net