



Acorn House, Kelsey Road, Moortown, Market Rasen, LN7 6JB



Book a Viewing!

£800,000

Acorn House is a substantial and individually designed detached family residence offering approximately 307 sq.m (3,305 sq.ft) of accommodation, set within 1.37 acres (STS) of private grounds in the village of Moortown. Built around 10 years ago by the current owners, the property enjoys a superb position, sitting set back from the road in the centre of its plot, surrounded by mature gardens and open countryside views to the side and rear. Approached via a long sweeping driveway, the property enjoys extensive parking and access to a detached double garage with a first-floor room – ideal for home working, gym, studio space or potential annexe use (subject to consents). The home offers generous and flexible living space arranged over three floors, making it well suited to multi-generational living or those working from home. The spacious entrance hall leads to dual-aspect lounge and dining rooms, both enjoying views over the gardens. The impressive kitchen is fitted with high-quality units, granite worktops, Neff appliances and a central island, opening into a stunning vaulted sitting room with floor-to-ceiling glazing and bi-fold doors overlooking the garden. A utility room and ground-floor shower room complete the ground floor. The first floor provides three double bedrooms, each with fitted wardrobes and their own en-suite bath/shower rooms. A further two double bedrooms are located on the second floor. Externally, the home is surrounded by extensive lawned gardens, mature trees and countryside views. A generous patio area sits directly behind the house, and there is a superb purpose-built outdoor cooking and entertaining area with a partially covered section, brick-built BBQ, pizza oven, hot plate, sink and fire pit - ideal for year-round outdoor living.



SERVICES

Oil-fired central heating.
Underfloor heating to the ground floor.
Mains electricity.
Private water treatment plant.

EPC RATING – C.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Nestled to the north of Market Rasen, Moortown is a charming rural hamlet perfectly positioned within the catchment area for the highly regarded Caistor Grammar School. Just a short distance away, the historic market town of Caistor sits along the renowned Viking Way, on the northern edge of the beautiful Lincolnshire Wolds. Caistor offers a delightful blend of traditional and independent shops, local amenities, and excellent healthcare.



ACCOMMODATION

ENTRANCE HALLWAY

With timber external door, UPVC sash window, engineered oak flooring with underfloor heating and stairs to first floor.

DINING ROOM

19' 4" x 16' 1" (5.89m x 4.9m) With dual aspect UPVC windows, engineered oak flooring and underfloor heating.

LOUNGE

19' 6" x 16' 02" (5.94m x 4.93m) With dual aspect UPVC windows, engineered oak flooring, underfloor heating and wood-burning stove.



REAR ENTRANCE LOBBY

With UPVC sash window and external door, ceramic tiled flooring and underfloor heating.

UTILITY ROOM

11' 7" x 10' 8" (3.53m x 3.25m) With UPVC window, ceramic tiled flooring with underfloor heating, fitted units, composite sink, plumbing/space for washing machine & dryer, hot water cylinder cupboard and spotlighting.

GROUND FLOOR SHOWER ROOM

8' 1" x 4' 8" (2.46m x 1.42m) With UPVC window, fully tiled, WC, basin, rainfall shower, towel rail and underfloor heating.



KITCHEN

19' 3" x 15' 11" (5.87m x 4.85m) With UPVC windows, ceramic tiled flooring with underfloor heating, granite worktops, NEFF ovens/microwave/warming drawer, NEFF induction hob, Rangemaster extractor, Quooker tap, integrated NEFF dishwasher, integrated fridge/freezer and a central island with breakfast bar and pop-up power points.

SITTING ROOM

16' 5" x 15' 6" (5m x 4.72m) With ceramic tiled flooring with underfloor heating, vaulted ceiling, floor to ceiling glazing, bi-fold doors to patio and wood-burning stove.



FIRST FLOOR LANDING

With two UPVC sash windows and stairs to second floor.

BEDROOM ONE

14' 10" x 12' 6" (4.52m x 3.81m) With UPVC sash window, fitted wardrobes and walk-in wardrobe.

EN-SUITE BATHROOM

10' 8" x 6' 5" (3.25m x 1.96m) With UPVC sash window, freestanding bath with shower attachment, WC, vanity unit, tiled walls and tiled floor.



BEDROOM TWO

16' 1" x 12' 8" (4.9m x 3.86m) With UPVC window and fitted wardrobes.

EN-SUITE SHOWER ROOM

7' 11" x 6' 3" (2.41m x 1.91m) With UPVC sash window, tiled floor, rainfall shower, WC and a vanity unit.

BEDROOM THREE

18' 10" x 15' 9" (5.74m x 4.8m) With dual UPVC windows and fitted wardrobes.

EN-SUITE SHOWER ROOM

8' 9" x 8' 1" (2.67m x 2.46m) With rainfall shower, WC, basin and skylight.



SECOND FLOOR LANDING

Access to bedrooms four and five.

BEDROOM FOUR

19' 9" x 12' 0" (6.02m x 3.66m) With Velux window, UPVC windows, radiator and spotlights.

BEDROOM FIVE

20' 3" x 11' 11" (6.17m x 3.63m) With two Velux windows, two UPVC windows, radiator and spotlights.

DETACHED GARAGE & FIRST FLOOR ROOM

With two electric roller doors, UPVC window, double rear doors, staircase to first floor room with UPVC, Velux windows and power.



OUTSIDE

There are extensive lawned gardens, mature trees, patio seating area, sweeping driveway, and outdoor BBQ/pizza oven/hot plate/sink/fire pit entertaining area.

Image Note: The garage room / home office image includes a digitally added carpet for illustrative purposes. The flooring is CGI and the finished appearance and materials may differ on completion.



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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.

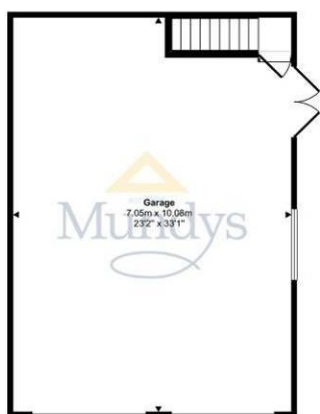
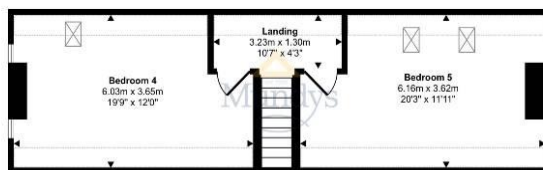
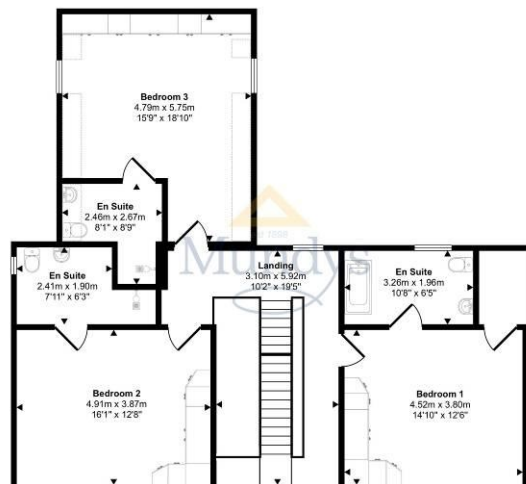
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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

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