



## Stainfield, Market Rasen, LN8 5JL

- Detached Family Cottage
- Semi Rural Location
- Approx 0.62 Acres
- Range Of Outbuildings
- 3 Good Sized Bedrooms
- 24'3 Sitting Room & 21ft Kitchen Diner
- Utility & uPVC Conservatory
- EPC Rating: F

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# Stainfield, Market Rasen, LN8 5JL

Starkey&Brown are pleased to offer for sale this detached family cottage which stands in approximately 0.62 acres and having an excellent range of workshops and outbuildings. The cottage has 24'3" sitting room, uPVC conservatory, 21ft kitchen diner, utility, first floor landing, 3 good sized bedrooms (all with views over countryside) and spacious first floor bathroom. Outside the property has driveway and parking space for many vehicles, double garage and a range of workshops and outbuildings which could be utilised for a number of purposes. In the agents opinion this property would make a fantastic family home particularly for those looking to run a business from home. Call 01522 845 845 to arrange a viewing!

## Sitting Room

24' 3" to chimney breast x 12' 0" (7.39m x 3.65m)

Having coal effect gas fireplace with feature stone surround, matching TV plinth and slate tiled hearth, 2 radiators, exposed beams, French doors leading into conservatory and stairs rising to first floor.

## Conservatory

10' 0" x 8' 8" (3.05m x 2.64m)

Being of uPVC construction with brick built base, fitted window blinds, radiator and French doors leading onto rear garden.

## Kitchen Diner

21' 0" x 10' 2" (6.40m x 3.10m)

Having a range of matching wall and base units, glass display cabinet, corner display shelving, double bowl stainless steel sink unit with mixer taps over and tiled splash backs, electric cooker point, space for fridge, plumbing for dishwasher, radiator, central heating boiler and dado rail.

## Utility

10' 2" min x 8' 4" (3.10m x 2.54m)

Having plumbing for washing machine, space for tumble dryer, space for freezer, radiator, ceramic tiled floor and door leading into driveway area.

## First Floor Landing

## Bedroom 1

15' 2" x 9' 0" (4.62m x 2.74m)

Having built in wardrobe, ceiling fan, radiator and window with countryside views.

## Bedroom 2

12' 0" x 10' 7" max (3.65m x 3.22m)

Having built in wardrobe, radiator and window with countryside views.

## Bedroom 3

10' 2" x 10' 2" (3.10m x 3.10m)

Having radiator and window with countryside views.

## Bathroom

Having 4 piece suite comprising corner shower cubicle with electric shower appliance, panelled bath with central mixer taps and shower attachment over, pedestal wash hand basin, low level wc, radiator, exposed wooden flooring and airing cupboard housing hot water cylinder.

## Outside

The property is approached by a long sweeping driveway which leads up to a 5-bar gate giving access to central courtyard parking area offering parking space for up to 10 vehicles. The property has 2 main garden areas.

## Front Garden

Having large lawned garden with central garden pond and a variety of flowers, plants, shrubs and trees.

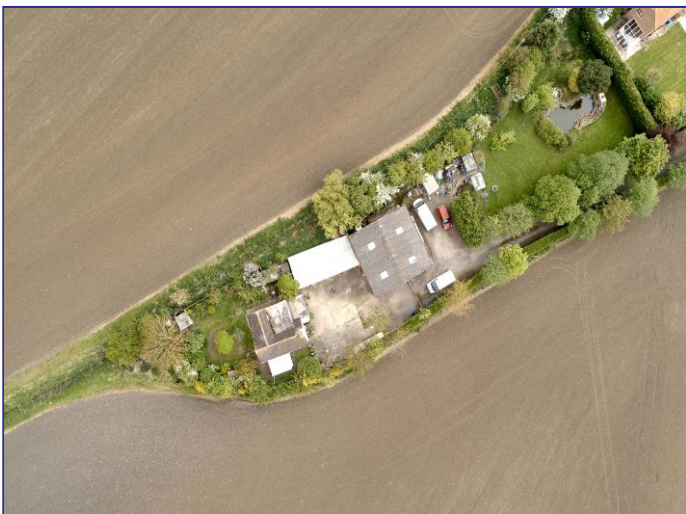
## Outside Rear

To the rear of the property there is an additional lawned garden area with views over adjacent countryside and having a range of flowers, plants, shrubs and trees.

## Double Garage

18' 5" x 16' 5" (5.61m x 5.00m)

Having single up and over door, power and light.



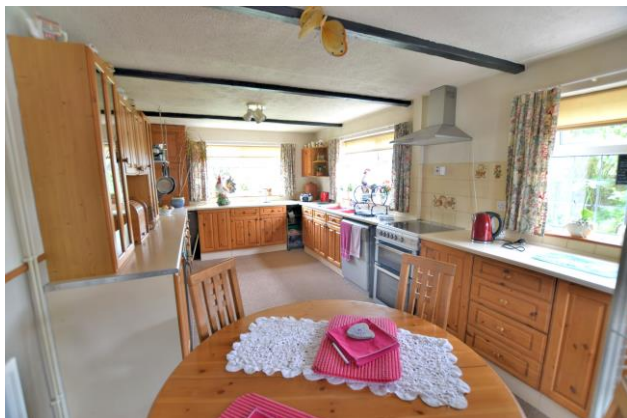
### Workshops

The property has a range of workshops comprising 4 main workshop areas with the largest of the workshop areas having a 5.5m head height and 5.3m roller shutter door giving easy access to large vehicles or machinery. There is also a mezzanine storage area above, kitchen area and wc.

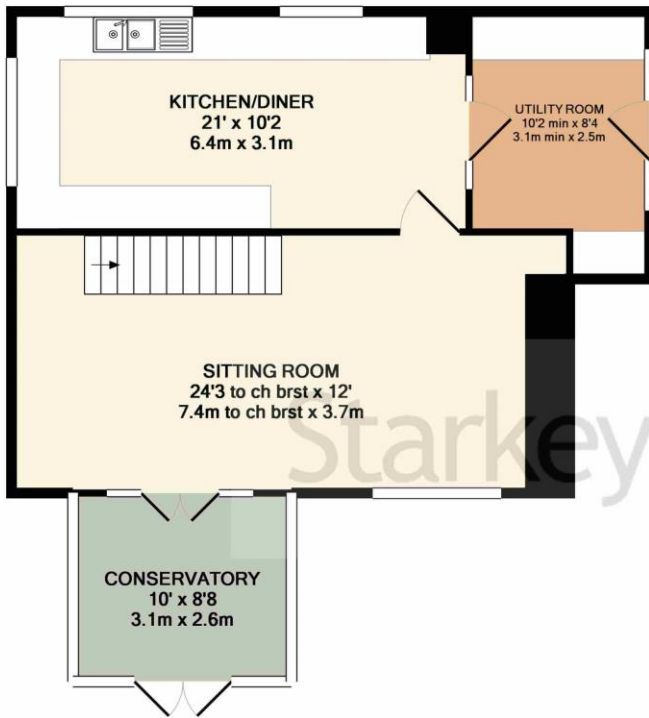
### Agents Note

A pedestrian right of way exists over the plot of land. Call for more information.

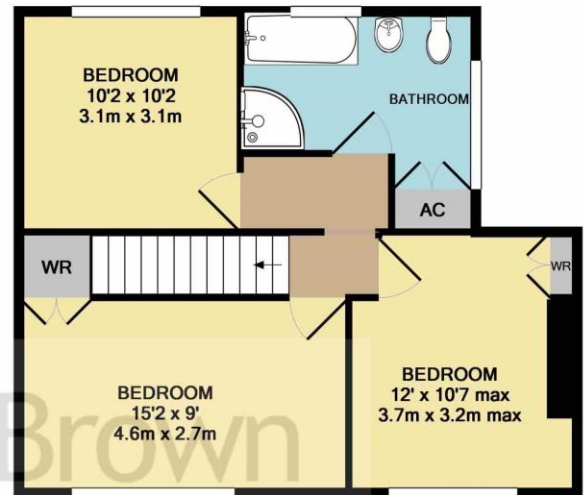
Council Tax Band: C







GROUND FLOOR  
APPROX. FLOOR  
AREA 676 SQ.FT.  
(62.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 513 SQ.FT.  
(47.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1189 SQ.FT. (110.5 SQ.M.)

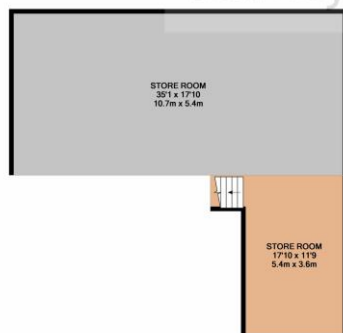
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



GROUND FLOOR  
APPROX. FLOOR  
AREA 1005 SQ.FT.  
(93.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2594 SQ.FT. (241.0 SQ.M.)

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1ST FLOOR  
APPROX. FLOOR  
AREA 489 SQ.FT.  
(45.4 SQ.M.)

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