

# WILLOW LODGE Skinners Lane, Middle Rasen, Lincolnshire LN8 3JD

Price Guide £550,000



- Detached Three Bedroom Bungalow
- Ideal for Equestrian / Smallholding Use
- Barn with Two Internal Stables ● Further L-Shaped Barn ● Paddock Grazing
- Sweeping "In and Out" Driveway ● Formal Gardens ● Located on the Outskirts of the Village
- Just Over 4.5 Acres

REF AR8066

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle





## GENERAL AND SITUATION

Approximate Distances:

Market Rasen and Middle Rasen 2 miles • Caistor 8.5 miles • Lincoln 18 miles

Rurally located, detached three bedroom bungalow set in just over 4.5 acres with agricultural barn with two internal stables, further L shaped barn and grazing paddock land, formal gardens, in and out driveway, ample vehicle parking.

Located on a country lane on the outskirts of the village of Middle Rasen close to the market town of Market Rasen which offers a good range of shops and facilities and easy access to the A46 which provides good links to the surrounding towns and cities.

The property is offered for sale due to a relocation and downsize.



## THE RESIDENCE

The bungalow has double glazing and oil fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The property is entered at the front via an entrance door which leads into the **Entrance Hallway** with laminate flooring, lockable cupboard, access to loft space above, fitted linen cupboard with overhead storage, doors leading to:



**Lounge / Dining Room** a spacious room with bay window to front, multi-fuel burner set in a brick fireplace with quarry tiled hearth and timber mantal.

**Bedroom Two** with window to front, built-in wardrobes and overhead cupboards and laminate flooring.

**Bedroom One** with window to rear, built-in wardrobes with overhead cupboards.

**Bedroom Three** (currently utilised as a study) with window to rear and built-in single wardrobe with cupboard overhead.



**Bathroom** with window to rear, bath with shower over, wash hand basin in vanity unit, WC and heated towel rail.

**Kitchen** with doors to hallway and lounge / dining room, window to rear, fitted wall and base units with rolled edge worksurfaces, single drainer stainless steel 1½ bowl sink with tiled splashbacks, laminate flooring, space for electric cooker with extractor, space for tall fridge freezer, access to:

**Side Hallway** with laminate flooring door to:

**Utility Room** with window to side, plumbing for washing machine, oil fired boiler.







**Boot Room** with window to side, range of base units with rolled edge worksurfaces, space for tumble dryer, wash hand basin with tiled splashbacks, door to:

**Rear Porch** with window to side, door to rear garden, tiled flooring, door to:

**Cloakroom** with window, WC and laminate flooring.

**Sun Room** (ideal snug or occasional bedroom) with windows to front and sliding doors to side.



### OUTSIDE, OUTBUILDINGS & LAND

The property is set back from the country lane and accessed via a sweeping return driveway providing ample parking and suitable for larger vehicles including trailer / lorry.

Double gates give access to the crew yard which in turn leads on to the barns.

The formal gardens are gated and enclosed with sheep fencing and lead to a paved patio area, dog kennel and timber garden shed. The oil storage tank is located within the garden area.

Paddock grazing area is enclosed with hedging and sheep fencing to boundaries, set to grass with trees and a wildlife pond. The grazing land could easily be sub-divided if required.

**Agricultural Barn** c. 61'4 x 28'6 (about 18.7 m x 8.7m) with roller shutter door to front and side pedestrian door, power and lighting. **Two Internal Stables.**

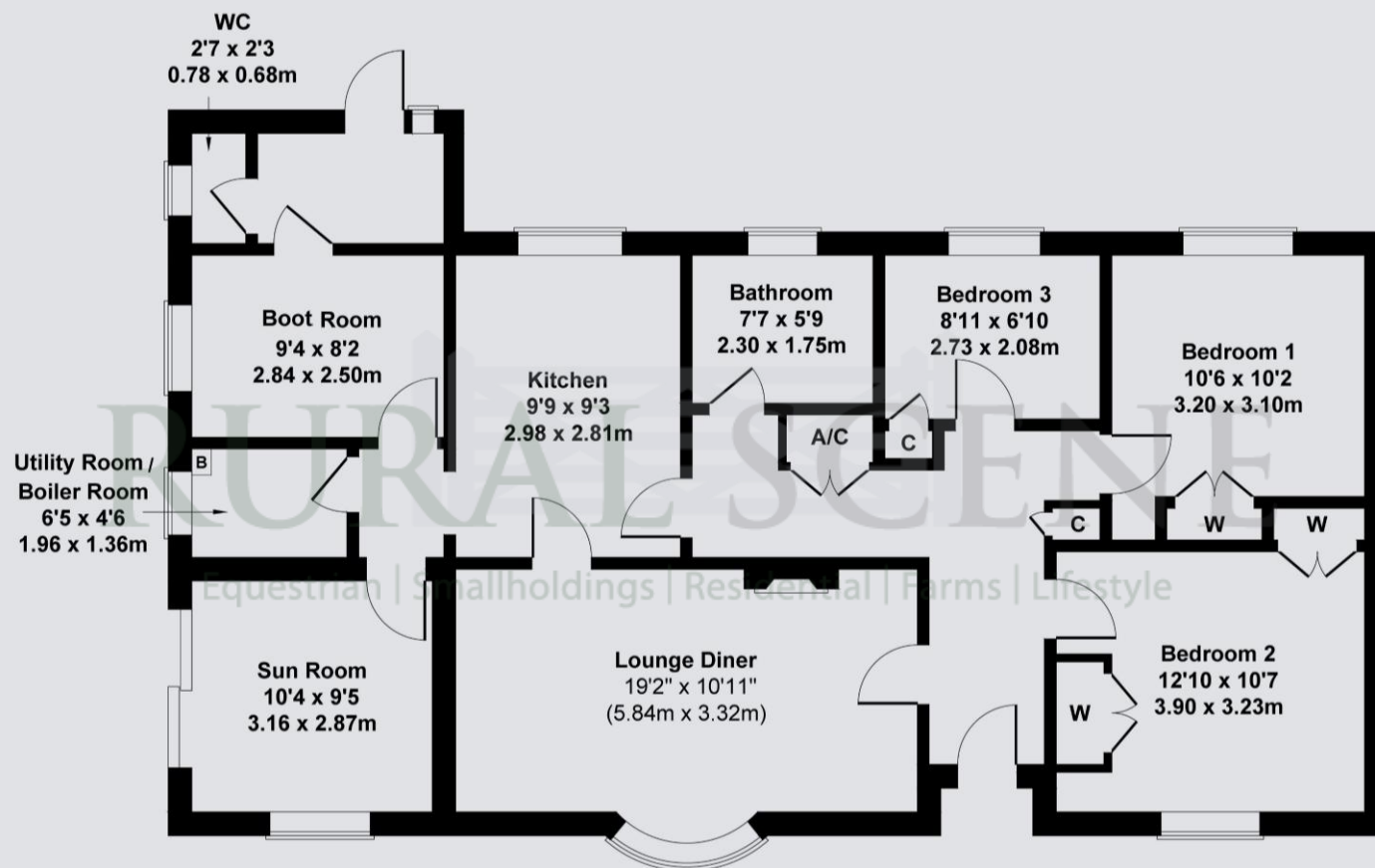
To the rear of the barn there is a further **L-Shaped Barn** with **Three 15ft Bays**, open fronted and ideal for hay / straw storage, etc.

**IN ALL APPROX. 4.5 ACRES**  
**(About 1.8 Hectares)**



**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | [postbox@ruralscene.co.uk](mailto:postbox@ruralscene.co.uk) | [www.ruralscene.co.uk](http://www.ruralscene.co.uk)



## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

WEST LINDSEY DISTRICT COUNCIL

## SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING E COUNCIL TAX C

## DIRECTIONS

Take Caistor Road (A46) south west from Owersby. Turn right onto Skidders Lane and the property can be found on the right-hand side, identified by its own signage.

what3words ///sings.hydratation.glance

01264 850700 | [postbox@ruralscene.co.uk](mailto:postbox@ruralscene.co.uk) | [www.ruralscene.co.uk](http://www.ruralscene.co.uk)

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited **Willow Lodge** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

