



Church View Market Stainton Market Rasen LN8 5LJ

£325,000

Council Tax Band C

JOHN TAYLORS  
EST. 1859



Nestled in the picture Lincolnshire Wolds, this large detached bungalow offers a fantastic opportunity for buyers seeking space, potential, and peaceful surroundings. Set on a generous plot, the property has a good sized rear garden, ideal for outdoor entertaining, gardening enthusiast, or simply enjoying the tranquil countryside views. Inside, the bungalow presents a well proportioned layout that would benefit from some updating, allowing new owners to put their personal stamp on the home. With ample off-street parking, this property combines convenience with charm and has all the makings of a wonderful long-term residence. Offered with no onward chain, this is a rare chance to secure a detached home in a sort after rural location with excellent scope for improvement. EPC rating E.

### About Market Stainton

Market Stainton is a charming village located approximately 7 miles north of Horncastle and approximately 9 miles south west of Louth, within the East Lindsey District of Lincolnshire. The village is steeped in history, with evidence of Roman and Saxon settlements, and is mentioned in the Domesday book of 1086. The village is home to the Grade II\* listed St Michaels Church, a 13th century building constructed from green stone limestone and red brick. Nearby, Market Stainton Hall, a Grade II listed country house adds to the area's historic charm. Surrounded by natural beauty of the Wolds, the village offers a tranquil setting for those seeking a rural lifestyle, while still being within reach of local amenities and transport links.

### Rooms

#### Entrance Hall

This spacious entrance hall comprises of a hardwood front entrance door and timber framed double glazed windows, radiator, coved ceiling, thermostat control and telephone point.

#### Lounge

With double glazed timber framed sash style window, radiator, coved ceiling and timber framed double glazed patio doors to rear elevation. 20'9" x 11'2" (6.4m x 3.43m)

#### Boiler room

With Potterton oil fired central heating boiler and timer control, access to roof space.

#### Kitchen

With fitted kitchen comprising of wall and base cupboards, granite effect worktops, stainless steel sink having drainer board, mixer tap and mini sink, tiled splash backs, LPG integrated gas hob, electric integrated oven, space for washing machine, radiator, part glazed external rear access door, timber framed double glazed sash style window. 15'2" x 9'5" (4.65m x 2.92m)

#### Dining Room/ Bedroom 3

With radiator, coved ceiling, double glazed timber framed patio doors. 15'2" x 9'8" (4.65m x 2.99m)

#### Bedroom 1

With timber framed double glazed sash style window, coved ceiling and radiator. 14'4" x 9'8" (4.41m x 3m)

#### Bedroom 2

With radiator, timber framed sash style double glazed window, coved ceiling, tiled shower cubicle to recess and extractor fan. 11' x 10'3" (3.37m x 3.14m)



### Bathroom

With aqua bath and shower tap, close couple toilet with concealed system, wash basin, fitted cupboards and worktop, fitted mirror with light fitment, radiator, double glazed timber framed sash style window and built-in airing cupboard housing hot water cylinder and storage shelving. Maximum width measurement.

10'9" x 8'1" (3.35m x 2.48m)

### Outside

To the front of the property, there is a low level brick wall and metal railings, gravel driveway and block paved footpaths, cold water tap as well as a raised flower and shrub bed. The spacious rear garden includes a paved patio area, flower and shrub beds, shaped lawns, fruit trees and shrubs, glass greenhouse, and two timber sheds.

### Garage

The spacious garage has an electric roller shutter garage door, power and lighting, sash style window as well as a pedestrian access door and a radiator. 15'1" x 15'2" (4.62m x 4.65m)

### Services

The property is understood to have mains water, electricity & drainage. Oil fired central heating.

### Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 20 Mbps and an upload speed of 1 Mbps. Ultrafast broadband is also available with download speed 1800 Mbps and upload speed of 220 Mbps. Openreach is the available network.

### Mobile

We understand from the Ofcom website there is limited mobile coverage from EE, 02 and Vodafone. There is likely coverage from Three.

### Tenure

The property is understood to be freehold.

### Council Tax Band C

According to the government online portal, the property is currently in Council Tax Band C.

### Please Note

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

### Thinking Of Selling?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.





GROUND FLOOR  
1389 sq.ft. (129.1 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

