



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



The Vista

1A Park View, Legsby, Market Rasen, Lincolnshire, LN8 3QP

BELL



The Vista

1A Park View, Legsby

This excellent four-bedroom property is the latest development by Burden & Butler Estates, enjoying a village edge position with beautiful views

Set to an East-West orientation, with generous living/dining/kitchen space setting out through bi fold doors to the rear patio; this new property also boasts a dual-aspect lounge. To the rear, making the most of the hillside views, is the master bedroom with en suite and dressing room; alongside three further bedrooms (one with en suite). There is a garage with electric roller shutter doors, driveway parking to the front and will be lawned garden space to the rear with paved patio looking across the neighbouring pasture land.

This Legsby property is fitted with an excellent air source heating system, with 8 solar panels to the Southern roof faces and underfloor heating throughout the ground floor with thermostatic heating controls in each room.

The property enjoys open-field views, being situated to a village edge position in Legsby – just beyond the western edge of the Lincolnshire Wolds National Landscape. A full range of services, amenities and schooling are available in the nearby towns of Market Rasen (less than four miles away) and Wragby (six) while the county city of Lincoln, with rail links to London, is 16 miles away.

ACCOMMODATION

Entered to the front; with spindle and balustrade oak staircase set to the entrance hallway, the property enjoys a dual aspect lounge with French doors stepping out to the rear and feature brick open fireplace with flue.; plus a versatile front-facing snug/office/bedroom. A cloakroom sits off the hallway.

The rear ground floor space extends out to provide an excellent triple-aspect living/dining/kitchen, with bifold doors to the side and



rear plus full height window to the opposite side. With quality units, ceramic butlers sink and Lamona appliances built in, this principal living space is excellently appointed.

Equipped with an extensive range of wall and base units in a stylish muted tone with a blend of natural wood and marble worksurfaces. A matching Island incorporates the electric induction hob with integrated extractor, deep drawers, and recess for a breakfast bar. Integrated double electric oven, fridge freezer, dishwasher and 2 wine chillers. Recessed deep white ceramic sink with brass pillar tap, uPVC double glazed side window and bifold double glazed doors to both the side and the rear and a pair of false cupboard doors open-up to reveal the

Utility - matching wall and base units with work surface over incorporating the white ceramic sink with brass pillar tap, space and plumbing for the washing machine and extractor fan. A fire door opens into the attached

Garage - remote-control roller shutter door, consumer unit, vaulted ceiling, Solax inverter for the roof mounted solar panels, water tank and manifold for the underfloor heating

Study - uPVC double glazed window to the front.

Cloakroom - with WC., inset glazed wash hand basin with brass tap and cupboard below and extractor fan.

Gallery Landing - with views over farmland via the front glazed panel, radiator, recessed cupboard and heating control panel.

Principal Bedroom – uPVC double glazed side doors with glass Juliette balcony. uPVC double glazed rear window, radiator and doors into **Dressing room**.

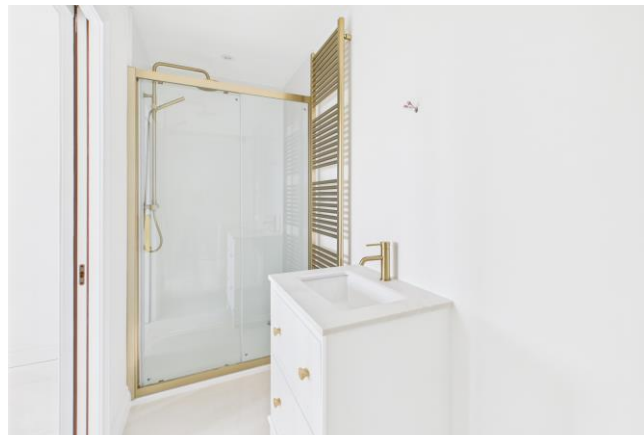
Ensuite - walk in shower enclosure with direct shower, Wc., Inset wash hand basin with cupboard below and brass pillar tap, brass effect ladder style towel rail, uPVC double glazed window and extractor fan.

Bedroom 2 – with dual aspect uPVC double glazed windows and radiator.

Bedroom 3 - with dual aspect uPVC double glazed windows and radiator.

Guest /Bedroom 4 - uPVC double glazed front window, radiator and a pocket sliding door into the

Ensuite - Equipped with a large tray shower cubicle with direct shower, inset ceramic wash hand basin with cupboard below and





brass pillar tap, WC., brass effect ladder style towel rail, radiator and extractor fan.

Family Bathroom - quipped with a bath with brass effect mixer tap, shower cubicle with direct shower, WC., inset sculptured wash hand basin with cupboard below and brass pillar tap, brass effect ladder style towel rail, extractor fan and uPVC double glazed window.

OUTSIDE

A pair of wooden farm style gate opens onto the granite chipped drive providing ample vehicle parking, leading to the **garage**. Being fenced to the front with wooden post and rail fencing, hand gate and hedging. Cobbled pathway around the house leads to the front door and screen panels either side with gates opening onto the rear garden. The rear garden looks out over a field to the side, being mainly lawned with Indian sandstone slabbed pathways and entertaining areas, with exterior power points, tap biotechnical private sewerage system, air source heat pump and fenced off rear storage area. The property also has exterior lighting to both front and rear elevations.

West Lindsey District Council – Tax band: TBC

ENERGY PERFORMANCE RATING: tbc

SERVICES: Mains electric, water; air source heating, drainage to a private system.

The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office

Old Bank Chambers, Horncastle. LN9 5HY

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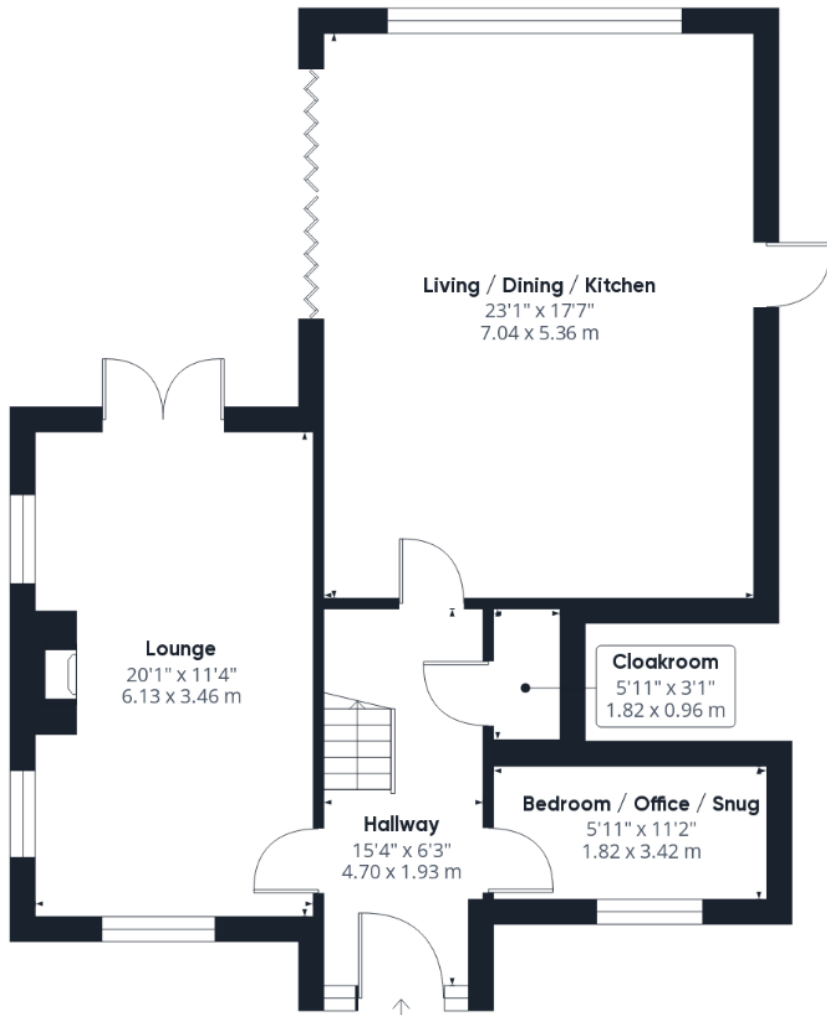
Email: horncastle@robert-bell.org;

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Brochure prepared 30.06.2025







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1647.29 ft²

153.04 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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