



## Ashgrove

Glebe Lane, Holton cum Beckering, Market Rasen, Lincolnshire. LN8 5NG



## Ashgrove, Glebe Lane, Holton cum Beckering



Ashgrove is a three-bedroom, detached bungalow with beautiful gardens and views to the rear onto the stone-build All Saints parish church. Set back from Lincoln Road, accessed up private driveway, the property boasts an open-plan kitchen to dining room; with utility, cloakroom and internal access to useful garage. Complete with living room, enjoying bay window to front, three bedrooms and family bathroom; the property provides garden storage, patio seating spaces and lawns to front and rear.

Holton cum Beckering is a small but very pleasant village approximately 8.5 miles from the historic Cathedral City of Lincoln with its excellent range of shopping and social facilities. Wickenby's small aerodrome is only 1 mile to the east; Market Rasen is approximately 6 miles to the north with its famous Racecourse and the well respected De-Aston secondary school. Horncastle has the Queen Elizabeth Grammar and Bannovallum secondary schools with a bus pick up in the village. There are miles of footpaths and bridleways to explore in the area.



### ACCOMMODATION

**Hallway** of L shaped proportions, having uPVC double glazed door with obscure coloured glass decoration, and obscure side panel; initially tile floor with the rest carpeted, built in airing cupboard and coat store, radiator, loft access hatch, ceiling lights and power points. Doors to accommodation including:

**Lounge** having uPVC double glazed bay window to front aspect; wood flooring, log burning stove on tiled hearth set to oak surround, radiator, TV point, ceiling and wall lights and power points.



**Breakfast Kitchen** having uPVC double glazed window to rear aspect; an excellent range of storage units to base and wall levels, sink and drainer inset to square edge worktop with breakfast bar, integrated fridge, freezer, dishwasher, Neff oven, four ring induction hob beneath extractor canopy. Tiled floor, ceiling light and power points. Wood windowed door to utility and open to:

**Dining Room** with wood flooring, column radiator, ceiling light and power points. uPVC double glazed sliding doors to rear, to:

**Conservatory** having uPVC double glazed doors windows to sides and rear on dwarf brick wall with French door to rear; tiled floor, radiators and power points.

**Utility** having uPVC obscure double glazed to garden; storage units to base and wall levels, sink and drainer inset to roll edge worktop with space and connections for under counter washing machine. Tiled floor, built in storage space, radiator and ceiling light. Door to garage and to:

**Cloakroom** with uPVC double glazed obscure window to side aspect; low level WC, wash hand basin inset to storage unit, tiled floor, heated towel rail, tiles to half height to walls and ceiling light.

**Bathroom** having uPVC obscure double glazed window to rear aspect; panel bath with shower attachment, separate shower cubicle with board surround, wash hand basin inset to storage unit and low level WC. Tiled walls and floor with underfloor heating, heated towel rail and ceiling light.



**Bedroom 3** with uPVC double glazed window to rear aspect; built in storage units to wall level, radiator, carpeted floor, ceiling light and power points.

**Bedroom 1** having uPVC double glazed bay window to front aspect; mirror fronted storage wardrobe, carpeted floor, radiator, ceiling light and power points.

**Bedroom 2** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.



## OUTSIDE

The property is approached to the front, through double vehicle gates and gravel driveway, with turnaround and parking space to front, providing ample off road parking for multiple vehicles and access to the **Garage** with electric roller shutter door to front, uPVC double glazed obscure window to side, floor standing boiler, base and wall storage units, light and power.

The front garden is laid to block-edged lawn, with a well-tended range of mature flower beds and shrubs to the borders.

The rear garden is similarly coloured; with the addition of a stone-edged flower bank to the rear; laid before the hedge and Church beyond. With the boundaries contained by hedging, the rear also includes a large paved patio seating area, timber framed sheds, summerhouse, greenhouse and to the corner a vegetable / grower's plot.

**West Lindsey District Council – Tax band: D**

**ENERGY PERFORMANCE RATING: E**

**SERVICES:** 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 Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

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Brochure prepared 19.4.2024







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