



5 Wold View

Willingham Road, East Barkwith, Market Rasen. LN8 5RT

BELL



5 Wold View

East Barkwith

This is a good sized three bedroom semi-detached house very pleasantly located on the south eastern country fringe of East Barkwith, located in the gently rolling foothills of the Lincolnshire Wolds, An Area of Outstanding Natural Beauty.

Whilst the house would benefit from a general scheme of refurbishment, it does possess good-sized grounds of 0.12 of an acre and an attractive country outlook to the rear.

ACCOMMODATION

Entrance Lobby with uPVC obscure double glazed panelled entrance door, large walk under stairs cupboard. Door to downstairs bathroom and doorway through to:

Breakfast Kitchen [9'6" x 8'9" (2.89m x 2.66m)] having a northerly outlook over the rear of property; a range of fitted base, drawer and wall units, work surface area with single drainer stainless steel sink unit inset, room beneath for an appropriate laundry white good. The work surface extends around the adjoining wall with space between kitchen units for a slot in electric cooker. A further area of work surface across one wall provides a breakfast bar area and room for a refrigerator beneath. Tiled splash backs to work surface areas in part and ceiling spotlight fitting.

Downstairs Bathroom [7'1" x 5'6" (2.16m x 1.68m)] comprising panel bath across one wall, pedestal wash hand basin and low level WC. Wall tiling in part, radiator and extractor vent.

Lounge [13' 9" x 13' (4.19m x 3.96m)] with a southerly outlook over the front garden and across Willingham Road; chimney breast with fireplace having a tiled





surround and hearth and radiator. Door through to staircase up to first floor.

First Floor

Landing with access to roof space and doors to bedrooms.

Bedroom 1 [13'9" x 10'1" (4.19m x 3.07m)] with a pleasant southerly view down over the front garden; picture rail and radiator.

Bedroom 2 [11'7" x 8'8" (3.53m x 2.64m)] having a northerly view down over the rear garden and beyond to open countryside; built-in airing cupboard containing the insulated hot water cylinder, picture rail and radiator.

Bedroom 3 [8'7" x 7'10" (2.61m x 2.39m)] with a northerly outlook over the rear garden and beyond to Lincolnshire countryside; and radiator.

OUTSIDE

The house stands in a prominent location on Willingham Road, on the south eastern country fringe of the village within very good size grounds. The property is approached from the road across a tarmac driveway apron on the verge and a gravel drive which provides more than ample parking for both family and visitors

The good size front garden and the very large rear garden are predominantly laid to lawn and well enclosed by fencing and hedging as appropriate. There old brick outbuildings and to the north and northeast, very pleasant views over gently undulating Lincolnshire countryside.

ENERGY PERFORMANCE RATING: D – Oil fired heating.

East Lindsey District Council – Tax band: B

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
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East Lindsey District Council – Tax band: B



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