



**37 Foxglove Road**  
Market Rasen, Lincolnshire. LN8 3NX

**BELL**

## 37 Foxglove Road Market Rasen

This is a delightful and surprisingly substantial three storey, three-bedroom mid terrace home, very pleasantly located in an almost country side setting, adjoining the Woodland Grove Conservation Area with its large central newt habitat, lakes, ponds, woods, grassed areas and dedicated well maintained play parks. This is a very popular residential area of quality homes on the northern suburban fringe of Market Rasen.

### ACCOMMODATION

**Good size Entrance Hall** having obscure double glazed panel front entrance door, staircase to first floor, and radiator. Doors through to lounge and to:

**Cloakroom** comprising corner pedestal wash hand basin with tiled splashback, low level WC, radiator and extractor vent. Lounge with a pleasant view out towards the neighbouring woodland; under stairs storage alcove, coving and two radiators. Door through to:

**Dining Kitchen** having a very pleasant southerly outlook over the well enclosed low maintenance rear garden to the south; an attractive range of oak style kitchen units comprising; single drainer one and a half bowl sink unit with cupboard space below and fitted work surface on either side with room for a dishwasher, laundry white good and a small shelf unit. A further run of fitted work surface across one wall with drawer and cupboard space, room for appliance and a built-in Zanussi brushed steel cooker beneath; brushed steel four ring gas hob to surface with an accompanying cooker hood above. There is a dining area set to one end of the room with space to one corner for an upright fridge/freezer if required, sliding patio doors provides access out onto the garden patio area. Tiled splash back to fitting work surface areas, tiled floor, radiator and inset ceiling spotlight fittings.





## First Floor

**Landing** with radiator.

**Bathroom** having panelled bath with tiled splash back above, pedestal wash hand basin with tiled splashback, low level WC, radiator, inset ceiling spotlight fittings and extractor vent.

**Bedroom** with a southerly outlook over the rear of the property; built in clothes closet and radiator.

**Bedroom** with a very pleasant northerly outlook across the adjoining Park Woodland; double doored wardrobe space to one wall, radiator and ceiling spotlight fittings.

## Second Floor

**Stairs Lobby** having an attractive view over the neighbouring woodland to the north of the park; currently utilised as a good size dressing table area with radiator. Stairs up to:

**Master Bedroom** having a delightful view from the dormer window out through neighbouring Woodland towards one of the ponds; wardrobe to one corner with sliding double doors, built-in airing cupboard containing the insulated hot water cylinder to one corner, access to roof space and radiator. Door through to:

**Good sized En-suite** with sloping ceiling in part having a roof window; fitted shower cubicle to corner with Triton shower fitting and accompanying full height wall tiling, pedestal wash hand basin with splashback, low level WC, radiator, inset ceiling spotlight fittings and extractor vent.

## OUTSIDE

There is a shared footpath from the parking area running across the front of the terrace and No. 37, which is very pleasantly sheltered by a small area of woodland in the conservation area to the north.

There is a shared pedestrian pathway from the Close to the rear of the property where a metal gateway provides access into the low maintenance garden. Panel fencing to all boundaries, a large gravel landscaped area suitable for flower tubs and seating as required, a large paved patio area adjoining the southern elevation of the house onto which the sliding patio doors of the dining kitchen open. To the rear is a useful garden shed.





**Important Notice:** Property Owners on Woodland Grove Estate are charged for maintenance an annual fee of £150. Please see below:

Woodland Grove Estate provides accommodation in beautiful surroundings. With a large central newt habitat, lakes, ponds, woods, grassed areas and dedicated well maintained play parks, quality of life and good residual property prices makes this the premier estate in Market Rasen.

First class estate maintenance, provided by Woodland Grove (Market Rasen) Management Company Limited, a company under the control of the estate property owners, is key to keeping our estate in pristine condition. The property owner / Directors of the Company control all costs and handle the administration on a voluntary basis thereby enabling them to keep the annual maintenance charge to a minimum. The result has been a great success that has brought owners together to help with the estate upkeep and to develop the estate quality into that which you see today.

When you buy a property on the estate you will become a shareholder of the Management Company and will be required to sign a Deed of Covenant which entitles you to become a Director of the Company if you so wish. This document also commits you to paying a share of the costs of maintaining the communal areas of the estate, which covers:


- Repair and maintenance of the fences
- Grass cutting
- Hedge trimming
- Weed control
- Mole control
- Pond and ditch cleaning
- Cutting the Swale
- Care and maintenance of the play parks
- Preservation of the conservation areas
- Carrying newt survey and maintaining the newt habitat
- Conducting a tree surveys and surgery as required
- Director's and Third Party Liability Insurance
- Legal & accounting costs
- Other administrative costs

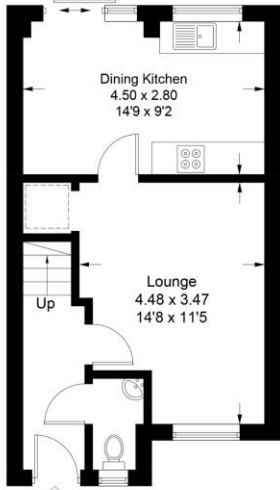


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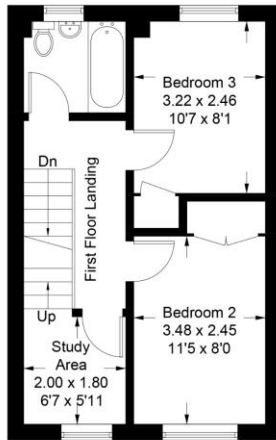
Approximate Gross Internal Area  
 Ground Floor = 35.8 sq m / 385 sq ft  
 First Floor = 33.7 sq m / 363 sq ft  
 Second Floor = 26.9 sq m / 289 sq ft  
 Total = 96.4 sq m / 1037 sq ft



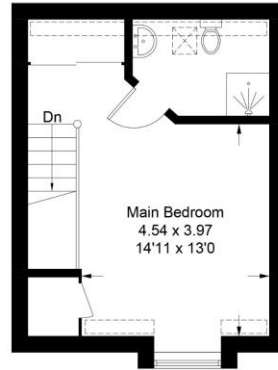
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



West Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: C

**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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