



The Old Vicarage
Sixhills Road, North Willingham, Market Rasen. LN8 3RA

BELL





The Old Vicarage

North Willingham

This is a good sized and appealing semi-detached family home, very pleasantly situated on grounds of 0.17 of acre (sts) in this small village of North Willingham which stands at the foot of the wonderful rolling countryside of the Lincolnshire Wolds, designated in part as an Area of Outstanding Natural Beauty.

The house is stone featured in part and possibly dates back to the mid/early Georgian period, having been significantly extended over time, under the seller's ownership Please note: Not unlike many older semi-detached/terraced homes, there is a small area of flying freehold benefiting the property. Do enquire for more information.

In this delightful area of the Lincolnshire Wolds there is mile upon mile of quiet country lanes, bridleways and footpaths to explore.

The bustling market town of Market Rasen is just 2.5 miles away to the west and provides a very good range of local amenities including medical centre, pharmacy, respected primary and secondary schools, train station with service to Lincoln, a range of retail shopping including a Tesco's supermarket, its famous horse racing course and yet more.

There are good routes out to the Wolds market towns of Horncastle 15 miles and Caistor 11 miles, both of which boast of very popular grammar schools; and Louth 10.5 miles.





ACCOMMODATION

Entrance Lobby with uPVC double glazed panelled front entrance door, tiled floor and attractive uPVC obscure double glazed leaded style panelled door to:

Entrance Hall with staircase up to first floor, exposed ceiling joist, radiator. Panelled doors through to dining room and to:

Sitting Room having very pleasant outlooks over the gardens with a glimpse of rolling Wolds countryside to the north; fireplace with reconstituted stone surround and hearth with fitted LPG gas fire, period built-in cupboard space to one side of chimney breast and feature brick arch to other; coving, dado rail and radiator.

Good Size Dining Room with a view out over the grounds to the east and the driveway entrance; mock ceiling beams and radiator. Wide open archway through to:

Kitchen having a westerly outlook over the driveway and across the lane to neighbouring homes in and the heart of the village; a very comprehensive range of contemporary fitted base, drawer and wall kitchen units, work surface area with single drainer one and a half bowl sink unit inset, china cabinet above and space to the corner for an upright fridge/freezer as required. The work surface extends around the adjoining walls and out to provide a peninsula divide within the room, having a very comprehensive range of drawer and cupboard space beneath and accompanying integrated washing machine and refrigerator. There is a brushed steel five ring LPG gas fired hob to surface with cooker hood above and range of wall cupboards with shelf space set on either side; also a built in brushed steel Neff oven/grill with cupboard space above and beneath. Attractive exposed joist and ceiling beam, tiled splash backs to all fitted work surface areas, wood feature tiled flooring and inset ceiling spotlight fittings. Glazed panelled door to rear entrance hall and door to:



Laundry Room having fitted work surface across one wall with drawer and cupboard space and room for laundry white goods beneath; wall cupboard, tiled floor, radiator and extractor vent.



Rear Entrance Hall having wood feature tiled flooring, panelled ceiling in part and inset ceiling spotlight fittings. uPVC obscure double glazed leaded style rear entrance door to grounds and accompanying door through to:

Downstairs Shower Room/Cloakroom comprising; a good sized shower cubicle across one wall with Triton shower fitting and full height wall tiling, pedestal wash hand basin and low level WC. Tiled floor, wall tiling in part to dado rail height, towel shelf fitting, radiator and extractor vent.

First Floor

Landing having a very appealing view across Six Hills Road with a glimpse of rolling Lincolnshire Wolds countryside on the horizon to the east; access to roof space and radiator.

Bedroom (front) with an attractive view down over the front garden and beyond across the main road towards open countryside; and radiator.

Bathroom having contemporary design style appointment comprising; panelled bath, ceramic wash hand basin set to an attractive washstand with toiletry drawers below and low level WC. Built in airing cupboard with insulated hot water cylinder, attractive full height wall tiling around the suite area and radiator.

Middle Bedroom with a pleasant view down over the driveway and across Six Hills Road; and radiator.

South Landing with doors to adjoining bedrooms.

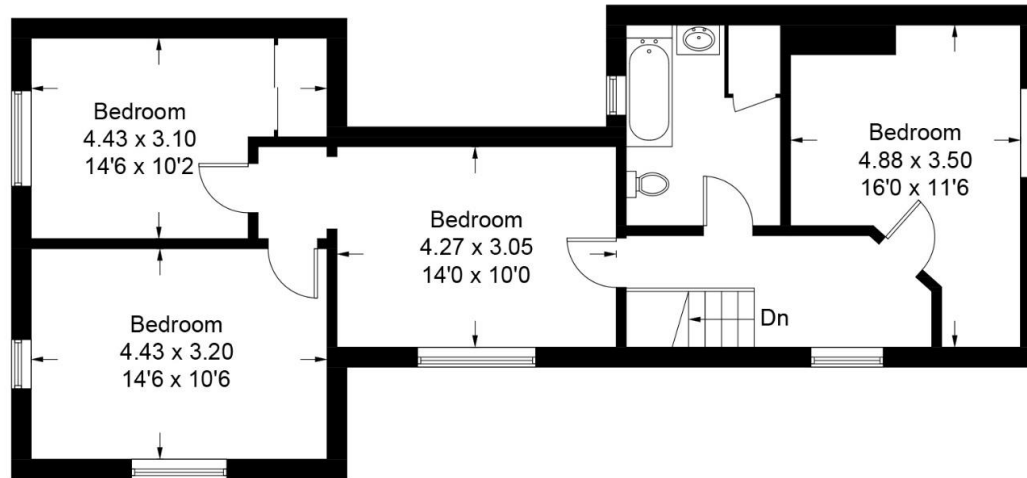
Bedroom (south) with a southerly outlook down over the rear grounds of the property with its large driveway and neighbouring garage/workshop; built in wardrobe space to one corner with sliding floor to ceiling panelled doors, access to roof space and radiator.

Bedroom of excellent proportions and having an attractive outlook over the grounds to the south and east; and radiator.

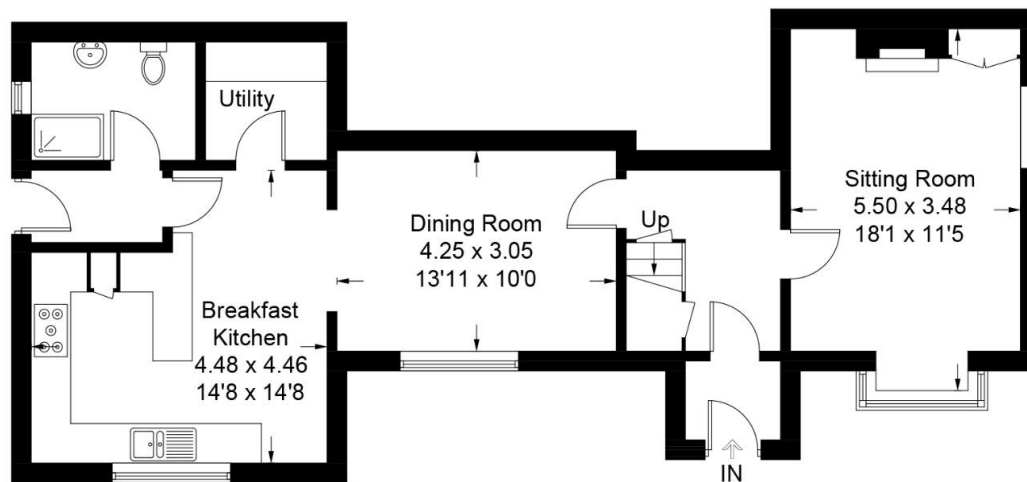


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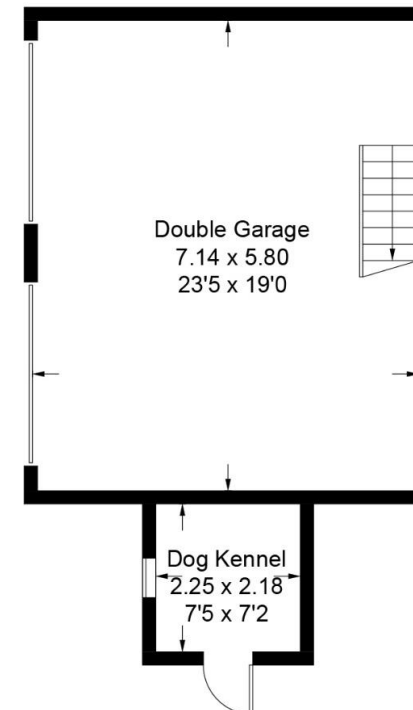
Approximate Gross Internal Area
Ground Floor = 69.7 sq m / 750 sq ft
First Floor = 72.1 sq m / 776 sq ft
Outbuilding = 46.4 sq m / 499 sq ft
Total = 188.2 sq m / 2025 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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.



OUTSIDE

The house stands in a very prominent location on the corner of the main road and six Hills Road within good size grounds extending to approximately 0.17 of an acre (sts). Approached from the roadside across a wide tarmac driveway area providing more than ample parking for both family and visitors. To one side there are large decorative double metal gates providing access into the rear. The front gardens wrap round the original Georgian stone cottage frontage and have been predominantly laid to lawn with an attractive Acer tree inset and accompanying stocked flower beds/borders. There is mature hedging in part to roadside boundary, with to the front eastern elevation of the house, a mature draping Wisteria.

Within the rear grounds there is a further large area of tarmac driveway providing excellent parking space for a motorhome, caravan, cars and other vehicles and equipment. To one side there is the substantial **Garage/Workshop**, with water tap, fluorescent lighting strips and power points. Integral to the garage/workshop on one side there is dog kennel with run and the concrete courtyard area where the Mitsubishi Electric ZubaDan air source pump is located.

A good sized area of formal garden, terraced back up from the driveway with sleepers in part which has been thoughtfully landscaped with a good size area of lawn with pampas grass, lilac tree, conifer tree and more. There is an accompanying good sized paved patio area and barked children's play area for a swing. The rear grounds as a whole are well enclosed by panelled fencing and hedging which ensures a good measure of privacy.

ENERGY PERFORMANCE RATING: D West Lindsey District Council – Tax band: B

Mains water, electric. Electric Air Source Heat Pump central heating. Private drainage to septic tank.

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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