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Willingham Road, Market Rasen



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When it comes to
property it must be


lovelle



£375,000



UNIQUE & ATTRACTIVE FAMILY HOME. Close to Local Amenities offering well presented, spacious and flexible accommodation. The HOUSE has 3 DOUBLE ENSUITE BEDROOMS, lounge, dining room, large kitchen. THE ANNEXE has lounge and 1 DOUBLE BEDROOM with BATHROOM. Well presented Gardens, Garage & Extensive Driveway. VIEWING ADVISED

Key Features

- Unique Detached Family Home
- Close to Local Amenities
- Spacious & Flexible Accommodation
- Well Presented Throughout
- 1 Bedroom, 1 Bathroom Annexe
- 3 Double Bedrooms, 3 Ensuites
- Large Breakfast Kitchen & Seperate Utiltiy
- EPC rating D
- Tenure: Freehold





Waveney Cottage is close to the centre of Market Rasen and lends itself to be a great family home close to local Primary and Secondary Schools as well as other local amenities. The property and the spacious plot size of 0.18 acre also has capacity and potential to be developed and expanded residential or business use (subject to planning consent).

For a number of years Waveney Cottage had been run as a friendly and popular bed and breakfast which has now been updated to a lovely, welcoming family home with its proximity to Market Rasen Racecourse, the Lincolnshire Wolds, an area of Outstanding Natural Beauty as well as being on National Cycle route 1 and an ideal stop over point for cyclists. Only 16 miles from the historic city of Lincoln it is an ideal base for tourists.

Entrance Hall

4.50m x 1.85m (14'10" x 6'1")

uPVC front entrance door, radiator, decorative stain glass window to rear aspect and stairs to first floor accommodation

Lounge

4.44m x 3.63m (14'7" x 11'11")

double glazed window to front aspect, radiator, feature fireplace with gas fire inset and bespoke fitted storage

Dining Room

5.24m x 2.73m (17'2" x 9'0")

double glazed window to front aspect and radiator

Breakfast Kitchen

4.65m x 3.91m (15'4" x 12'10")

a range of fitted wall and base units, breakfast bar, space and plumbing for dishwasher, stainless steel double sink unit, space for fridge freezer, Neff double electric oven and grill, 4 ring gas hob, tiled splash backs, vinyl flooring, radiator, wall mounted gas boiler (main house) and double glazed window to side aspect

Utility

2.16m x 1.70m (7'1" x 5'7")

a range of fitted wall and base units, space and plumbing for washing machine, space for tumble dryer, wall mounted gas boiler (annexe), tiled splash backs and vinyl flooring

Rear Hall

1.58m x 2.23m (5'2" x 7'4")

glazed sliding entrance door

WC / Cloakroom

1.39m x 1.07m (4'7" x 3'6")

low level WC, hand wash basin, tiled splash backs, window to side aspect

Landing

double glazed window to side aspect and storage cupboard

Bedroom 1

4.50m x 2.80m (14'10" x 9'2")

double glazed window to front aspect, radiator, vanity hand wash basin and fitted pull down bed

Ensuite 1

2.34m x 0.85m (7'8" x 2'10")

low level WC, Tritton electric shower cubicle, tiled splash backs and vinyl flooring

Bedroom 2

3.78m x 2.89m (12'5" x 9'6")

double glazed window to front aspect, radiator, vanity hand wash basin and roof void access

Ensuite 2

1.28m x 1.56m (4'2" x 5'1")

low level WC, Tritton electric shower cubicle, tiled splash backs and vinyl flooring

Bedroom 3

2.78m x 3.93m (9'1" x 12'11")

double glazed window to side aspect and radiator

Ensuite 3

1.85m x 1.99m (6'1" x 6'6")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, vinyl flooring, radiator and double glazed window to side aspect





Annexe Lounge

3.22m x 3.03m (10'7" x 9'11")

uPVC entrance door, radiator and stairs to first floor accommodation

Annexe Dining Area

3.30m x 2.23m (10'10" x 7'4")

uPVC door to garden, double glazed window to front aspect and radiator

Annexe Office

2.17m x 4.16m (7'1" x 13'7")

double glazed window to side aspect, radiator and storage cupboard

Landing

storage cupboard

Annexe Bedroom 4

3.20m x 3.06m (10'6" x 10'0")

double glazed window to side aspect, radiator and storage cupboard

Annexe Bathroom

2.16m x 2.57m (7'1" x 8'5")

4 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, corner bath, tiled splash backs, radiator and double glazed window to rear aspect

Gardens

occupying a generous plot with gardens to front, side and rear. The front garden is mostly laid to lawn with mature flowers, shrubs and trees and gated pathway. The side garden is a courtyard style patio seating area. The rear garden is again mostly laid to lawn, with seating area, vegetable beds, greenhouse and a summerhouse with power and lighting

Garage

up and over door, power and lighting

Driveway

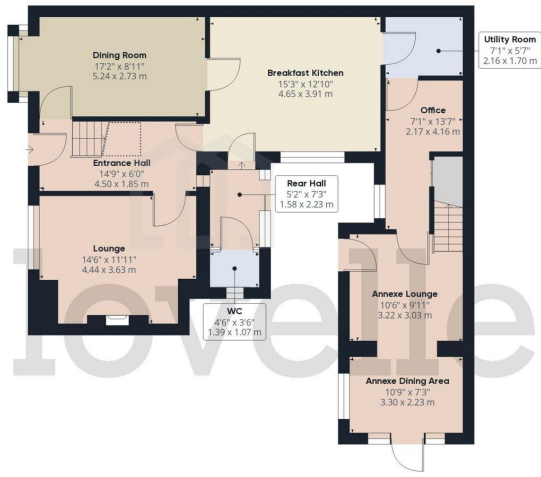
extensive driveway providing ample off road parking for a number of vehicles

Agents Notes

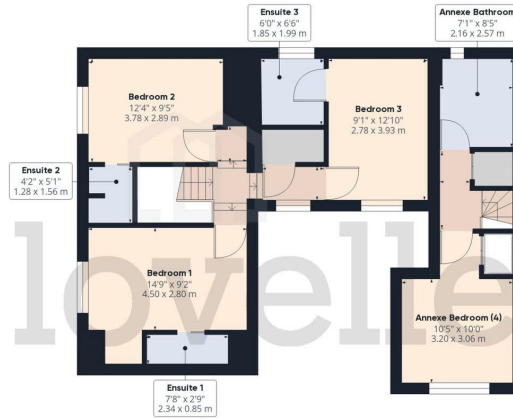
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Ground Floor



Floor 1


Approximate total area⁽¹⁾

1738.18 ft²
161.48 m²

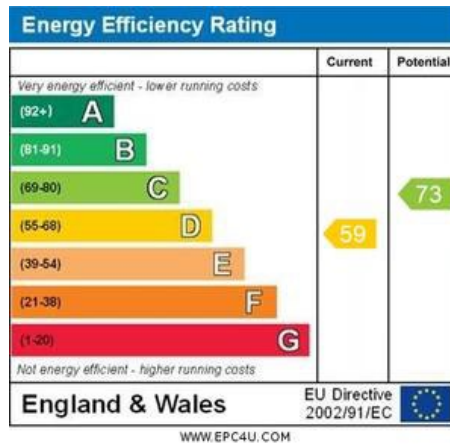
Reduced headroom

16.49 ft²
1.53 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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



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