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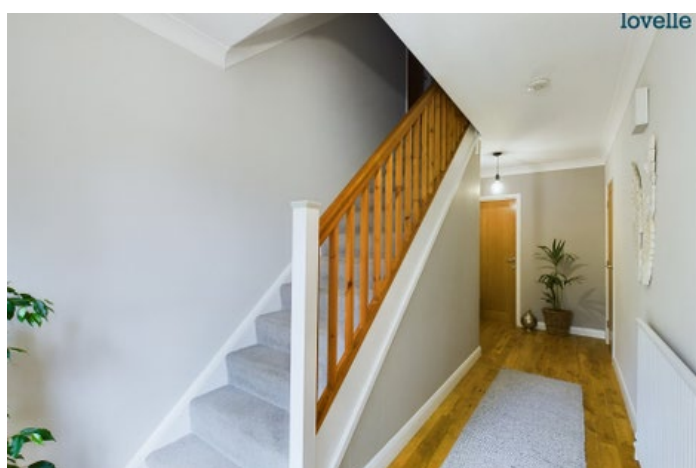


Otby Lane, Walesby



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£400,000



EXCEPTIONAL 3 BEDROOM DETACHED HOUSE IN POPULAR VILLAGE LOCATION. This immaculately presented property offers spacious accommodation & GENEROUS GARDENS. Briefly comprising entrance hall, WC, lounge, kitchen, dining room, 3 bedrooms & Bathroom. Double Garage & Driveway. NO ONWARD CHAIN

Key Features

- Detached 3 Bedroom Home
- Popular Viking Way Village
- Immaculately Presented
- Entrance Hall, WC, Kitchen
- Double Garage & Ample Parking
- No Onward Chain
- Dining Room, Lounge
- Spacious Gardens Approx 1/3 Acre
- EPC rating D / Council Tax Band D
- Tenure: Freehold
- Fully Insulated/Mains Powered outdoor Office / Summerhouse



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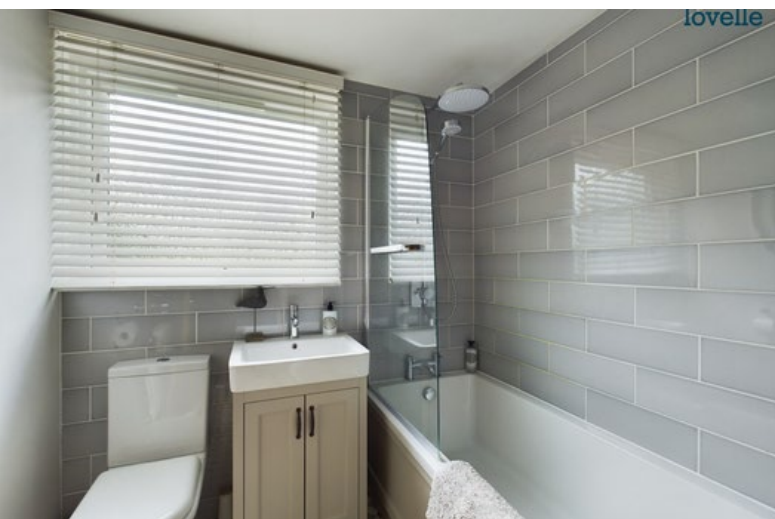
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The property benefits from mains gas central heating and fibre broadband

Situation

This attractive property offers an idyllic country lifestyle. Situated in a quiet peaceful lane within the picturesque Lincolnshire Wold village of Walesby. Walesby is a scenic village in the Lincolnshire Wolds Area of Outstanding Natural Beauty. Situated on the Viking Way, Walesby is popular with walkers, horse riders, cyclists and visitors to the renowned Ramblers' Church. The village falls within the catchment areas of excellent primary, comprehensive and grammar schools. Midway between Lincoln and Grimsby, the village has easy access to the A46 and is within 3 miles of Market Rasen with its station, health centre, independent shops, supermarkets, race and golf courses. A half hour walk along the Viking Way leads to a tea shop and Public House in the neighbouring village of Tealby.

Entrance Hall

2.17m x 5.66m (7'1" x 18'7")

glazed entrance door with adjoining side screens, solid wood flooring, radiator, stairs to first floor accommodation and storage under

WC

1.43m x 2.15m (4'8" x 7'1")

low level WC, vanity hand wash basin, radiator, tiled splash backs, solid wood flooring and double glazed window to rear aspect

Lounge

3.68m x 5.79m (12'1" x 19'0")

double glazed window to front aspect, 2 radiators, solid wood flooring, uPVC French doors to rear aspect and feature fire place with inset log burner

Kitchen

3.57m x 3.96m (11'8" x 13'0")

a range of fitted wall and base units, breakfast bar, integrated dishwasher, integrated washing machine, sink unit, electric oven, 4 ring hob, pantry cupboard housing fridge and freezer, radiator, solid wood flooring, side entrance door and double glazed window to rear aspect

Dining Room

3.59m x 3.81m (11'10" x 12'6")

double glazed window to front aspect, radiator and solid wood flooring

Landing

2.17m x 1.57m (7'1" x 5'2")

roof void access

Bedroom 1

3.68m x 4.88m (12'1" x 16'0")

double glazed windows to front and rear aspects, radiator and fitted wardrobes

Bedroom 2

3.80m x 3.83m (12'6" x 12'7")

double glazed window to front aspect, radiator, fitted wardrobes and access to eaves

Bedroom 3

2.66m x 2.91m (8'8" x 9'6")

double glazed window to rear aspect, radiator and fitted wardrobes

Bathroom

2.15m x 1.91m (7'1" x 6'4")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with shower over, tiled splash backs, vinyl flooring, heated towel rail and double glazed window to rear aspect

Gardens

occupying a generous plot with gardens to front, side and rear, being mostly laid to lawn with mature shrubs, office/ summerhouse which is fully insulated and has electricity and paved patio area

Double Garage

2 up and over doors, side entrance doors, windows, power and lighting

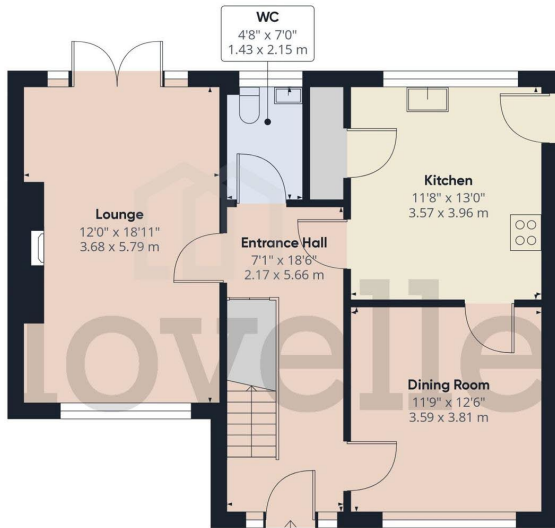
Driveway

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

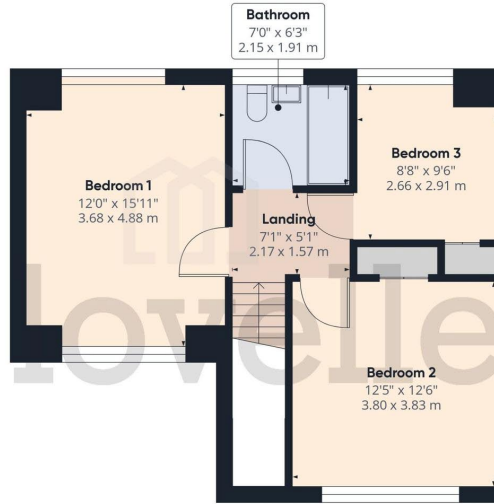
Agents Notes

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Ground Floor

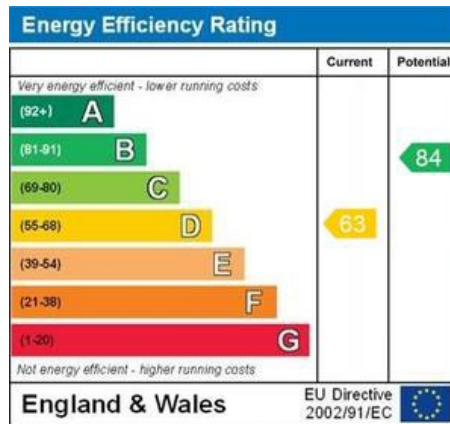
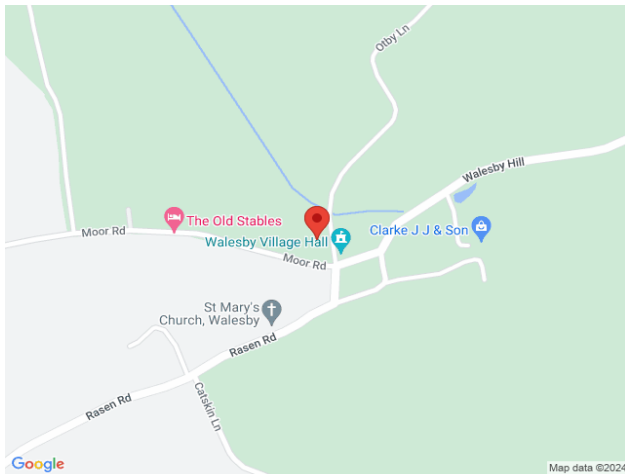


Floor 1

Approximate total area⁽¹⁾
1238.22 ft²
115.03 m²

(1) Excluding balconies and terraces

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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