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22 Market Rasen Road, Dunholme, LN2 3QS



When it comes to
property it must be


lovelle



Guide price £700,000 - £725,000

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We are delighted to offer for sale a charming and spacious 4-bedroom detached family home nestled in the heart of Dunholme. This unique property, set on a magnificent 0.75-acre plot, offers a blend of comfort, serenity, and a wealth of amenities that promise a delightful living experience. This property has not been on the market since 2002. Homes like this, with their exceptional plots and prime locations, rarely become available, making this a unique opportunity for discerning buyers.

Key Features

- Beautiful, detached family home.
- Desirable village location
- 0.75-acre plot with picturesque beck
- Indoor swimming pool / gym
- Perfect backdrop for social occasions
- Various garden outbuildings for entertaining
- Unique opportunity, not to be missed.
- Tenure: Freehold





Introduction

We are delighted to offer for sale a charming and spacious 4-bedroom detached family home nestled in the heart of Dunholme. This unique property, set on a magnificent 0.75-acre plot, offers a blend of comfort, tranquility, and a wealth of amenities that promise a delightful living experience.

Enjoy the serenity and privacy of a substantial 0.75-acre plot, complete with a picturesque beck running through it. This enchanting setting provides a perfect backdrop for family gatherings and outdoor activities. The indoor swimming pool, currently utilized as a gym, offers versatility for fitness enthusiasts or can be easily converted back for recreational use. Host unforgettable gatherings in the dedicated Arctic Cabin Scandinavian BBQ hut (Sleeps 3), perfect for socializing with friends and family. Delight in making homemade pizzas in your very own outdoor pizza hut, adding a unique and fun element to your outdoor dining experiences. Unwind and relax in the outdoor jacuzzi, a luxurious addition that enhances the property's appeal.

This property has not been on the market since 2002. Homes like this, with their exceptional plots and prime locations, rarely become available, making this a unique opportunity for discerning buyers.

The house exudes warmth and charm, making it an ideal family home. The spacious accommodation ensures ample room for everyone, providing a comfortable and inviting atmosphere.

22 Market Rasen Road is more than just a home; it's a lifestyle opportunity. With its stunning location, extensive plot, and versatile amenities, this property is perfect for families looking to create lasting memories. Don't miss your chance to own this exceptional home in Dunholme.

For more information or to schedule a viewing, please contact us today. Your dream home awaits!

Accommodation

Entrance Hall

1.96m x 3.96m (6'5" x 13'0")

Laminate wood flooring, stairs leading to first floor landing, uPVC double glazed front entrance door, and double-glazed window to front aspect.

Snug

3.34m x 4.53m (11'0" x 14'11")

Double glazed window to rear aspect, radiator, and laminate wood flooring.

Study

1.98m x 2.56m (6'6" x 8'5")

Double glazed window to front aspect, and radiator.

Cloakroom / WC

1.98m x 2.56m (6'6" x 8'5")

Low level WC and wash hand basin. Double glazed window to front aspect, and ceramic tiled flooring.

Living Room

4.50m x 6.72m (14'10" x 22'0")

Double glazed window to front aspect, feature fireplace with inset log burner, electric storage heater, and uPVC double glazed French doors leading to the rear garden.

Garden Conservatory

3.02m x 6.39m (9'11" x 21'0")

Brick base and uPVC double glazed with pitched polycarbonate roof, ceramic tiled flooring, power, lighting, and patio doors leading to the rear garden.

Kitchen-Diner / Family Room

6.56m x 6.63m (21'6" x 21'10")

L-shaped kitchen-diner, and family room. There is a range of modern high gloss fitted base and wall units, integrated appliances, sink unit, induction hob, and extractor, 2 integrated Neff ovens, LED plinth lighting, 2 radiators, ceramic tiled flooring, double glazed windows to side and rear aspects, log burning stove, and uPVC double glazed rear entrance door.

Utility Room

2.08m x 2.64m (6'10" x 8'8")

Space and plumbing for washing machine, tumble dryer, and dishwasher. Roll edge work surfaces, fitted cupboards, shelving, ceramic tiled splash backs, ceramic tiled flooring, radiator, wall mounted gas fired central heating boiler, space for American style fridge-freezer, door leading to integral garage. Double glazed window to side aspect.

Landing

0.91m x 6.22m (3'0" x 20'5")

Access to roof space, and radiator.

Bedroom 1

3.14m x 6.08m (10'4" x 19'11")

Range of fitted wardrobes, radiator, laminate wood flooring, and double-glazed windows to both front and rear aspects.

Ensuite

1.75m x 2.08m (5'8" x 6'10")

Fitted suite comprising, P-shaped bath with mains shower unit, and shower screen, pedestal wash hand basin, and low-level WC. There are tiled splash backs, ceramic tiled flooring, heated towel rail, and double-glazed window to rear aspect.





Bedroom 2

4.25m x 4.69m (13'11" x 15'5")

Laminate wood flooring, radiator, vanity wash hand basin, and double-glazed window to rear aspect.

Bedroom 3

3.16m x 3.22m (10'5" x 10'7")

Double glazed window to front aspect, and radiator.

Bedroom 4

2.84m x 3.20m (9'4" x 10'6")

Double glazed window to front aspect, and radiator.

Family Bathroom

1.76m x 2.77m (5'10" x 9'1")

Fitted suite comprising, panelled bath with mains shower unit, and shower screen, twin vanity wash hand basins, fitted storage cupboards, and low-level WC. There are tiled splash backs, ceramic tiled flooring, heated towel rail, shaver wall socket, and double-glazed window to rear aspect.

Outside

Gardens

Nestled in an enviable and private setting, this enchanting garden spans approximately 0.75 acres and offers a perfect blend of beauty and functionality. The garden features lush lawned areas and a charming patio, ideal for relaxing and entertaining. A picturesque beck runs through the property, complete with a quaint bridge, adding to the serene ambiance.

The garden is further enhanced by established plants, shrubs, and mature trees, providing a comfortable and inviting retreat for relaxation and entertaining.

Driveway

The driveway extends from the front entrance of the property, access through timber built double gates, and sweeps across the front of the property, and along the side. Providing ample parking for several vehicles.

Integral Double Garage

4.25m x 5.07m (13'11" x 16'7")

Power, and lighting, fitted shelving and cupboards, windows to the side aspect, sliding front entrance doors.

Indoor Swimming Pool / Gym

4.35m x 9.27m (14'4" x 30'5")

Welcome to a private garden retreat featuring a timber-built cabin with a pitched tiled roof, front and side windows, and skylights. The cabin is fully powered and lit, currently serving as a gym. Additionally, there is a covered, unused swimming pool with an adjacent pump room. Reinstating the pool is straightforward but would require specialist advice, providing flexible options for both fitness and leisure in a peaceful garden setting. The pool is covered, and the gym area has been positioned on top of the pool.

Garden Pizza Hut

3.10m x 6.13m (10'2" x 20'1")

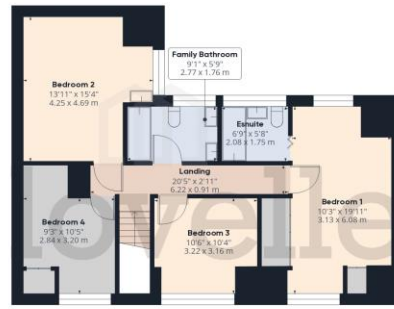
Enhancing the garden's charm is a delightful timber-built structure designed for outdoor entertaining. There is a cozy seating area, and space for a pizza oven, making it perfect for gatherings and alfresco dining.

Arctic Cabin Scandinavian BBQ Hut

3.44m x 4.13m (11'4" x 13'6")

Adding to the unique features of this garden is a hexagonal timber-built hut with a pitched tiled roof. Inside, you'll find seating all around and a central fire pit, creating an ideal spot for cozy evenings and socializing in a warm, inviting atmosphere.





Approximate total area[®]
 3295.26 ft²
 306.14 m²

Reduced headroom
 35.09 ft²
 3.26 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.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	81
EU Directive 2002/91/EC			

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