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Starks Lane, North Willingham



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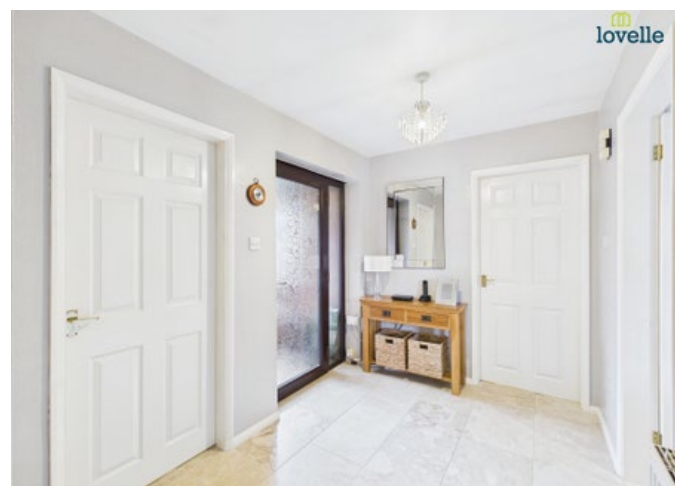
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When it comes to  
property it must b





£399,999



**\*MUCH MORE THAN FIRST MEETS THE EYE!\* IMMACULATELY PRESENTED BUNGALOW - CHARMING VILLAGE LOCATION\*** Exceptionally well presented & SPACIOUS accommodation. 3 reception rooms, 3 DOUBLE bedrooms, 2 bathrooms. Stunning breakfast kitchen, Superb gardens, generous driveway, OPEN FIELD VIEWS.

#### Key Features

- Exceptional Detached Bungalow
- Extended & Immaculately Presented
- Spacious & Flexible Accommodation
- Porch, Entrance Hall, Lounge
- Breakfast Kitchen, Utility Room
- Dining Room & Sitting Room
- EPC rating D
- Tenure: Freehold





## Situation

North Willingham is a small hamlet which lies at the foot of 'The Lincolnshire Wolds' and approximately 3 miles East of Market Rasen. Market Rasen is a small historic Market Town which boasts bustling streets, local shops selling local produce, friendly pubs and stunning surrounding countryside. Facilities are excellent and besides the thriving shopping centre there's a police station, fire and ambulance stations, railway station, excellent schooling, doctor's surgery, good access to NHS dentists and a library. On top of all that, there's a racecourse the only one in Lincolnshire and a golf course

## Entrance Porch

1.67m x 2.07m (5'6" x 6'10")

uPVC double glazed front entrance door, double glazed window to side aspect, ceramic tiled flooring and polycarbonate roof

## Entrance Hall

6.35m x 2.06m (20'10" x 6'10")

marble tiled floor, 2 double fitted storage cupboards and radiator.

## Lounge

3.65m x 7.05m (12'0" x 23'1")

feature fireplace with coal effect lpg gas fire, coving to ceiling, radiator and double glazed bow window to front aspect.

## Dining Room

3.65m x 2.56m (12'0" x 8'5")

double glazed window to side aspect, radiator and tiled flooring

## Living Room

6.73m x 3.26m (22'1" x 10'8")

2 sets of bi-folding doors, 3 double glazed windows to side aspects, vaulted ceilings, feature fire place with log burner inset and tiled flooring

## Breakfast Kitchen

5.36m x 4.01m (17'7" x 13'2")

stunning high quality, 'Shaker Style' fitted kitchen is a superb feature of the property and comprises of a range of fitted base and wall units with contrasting granite work surfaces, inset ceramic Belfast sink unit, integrated oven, integrated microwave, 4 ring ceramic hob, extractor canopy, integrated dishwasher, integrated washing machine, space for fridge freezer, centre island with fitted cupboards, wine cooler and space for bar stools. Plinth L.E.D lighting, L.E.D down lights, 2 double glazed windows to rear aspect and uPVC double glazed rear entrance door.

## Utility Room

2.98m x 2.69m (9'10" x 8'10")

a range of fitted wall and base units, vaulted ceiling, space and plumbing for washing machine, space for tumble dryer, stainless steel sink unit, radiator, tiled flooring, double glazed window to side aspect and double glazed side entrance door

## Bedroom 1

3.85m x 3.91m (12'7" x 12'10")

double glazed window to front aspect and radiator

## Ensuite

2.69m x 1.14m (8'10" x 3'8")

3-piece suite comprising walk-in shower with electric shower unit, low level WC and vanity wash hand basin with storage cupboard under, heated towel rail, extractor fan and tiled splash backs

## Bedroom 2

2.59m x 5.06m (8'6" x 16'7")

double glazed window to front aspect, radiator and LED down lights

## Bedroom 3

2.76m x 3.21m (9'1" x 10'6")

double glazed window to rear aspect, radiator and access to roof void

## Bathroom

1.73m x 2.91m (5'8" x 9'6")

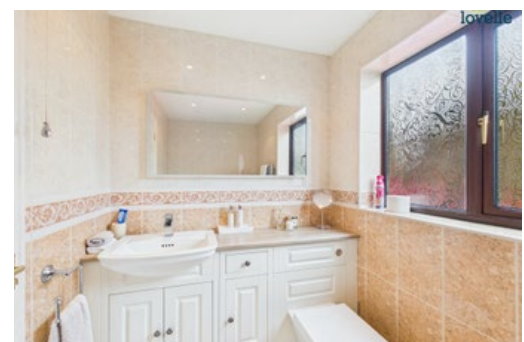
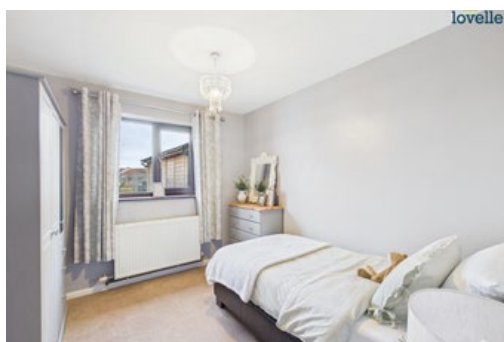
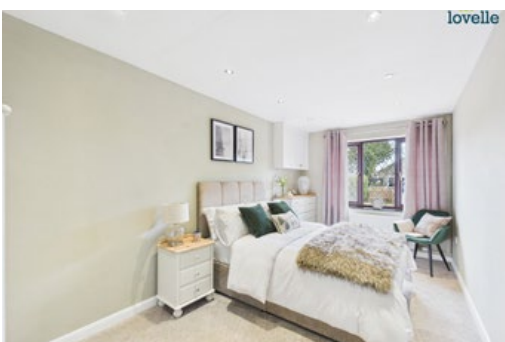
3 piece suite comprising panelled bath, vanity wash hand basin and low level WC. There are fully tiled splash backs to walls, ceramic tiled flooring, heated towel rail, double glazed window to side aspect and down lights

## Gardens

The front garden is beautifully landscaped and is mostly laid to lawn with ornamental fish pond and a variety of plants and shrubs. The rear garden is again is beautifully landscaped and is mostly laid to lawn with paved patio area, various plants shrubs and trees

## Garage

timber garage providing additional storage





## Driveway

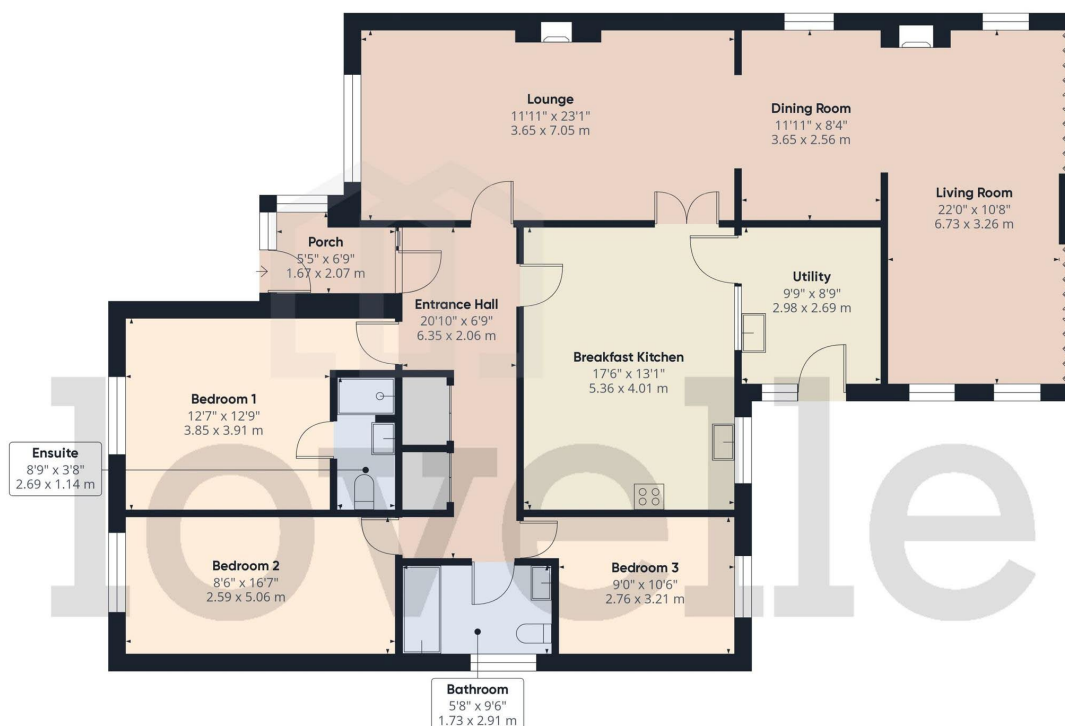
There is a generous gravelled driveway which extends from the front of the property and along the side, providing ample off road parking for several vehicles

## Agents Notes

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



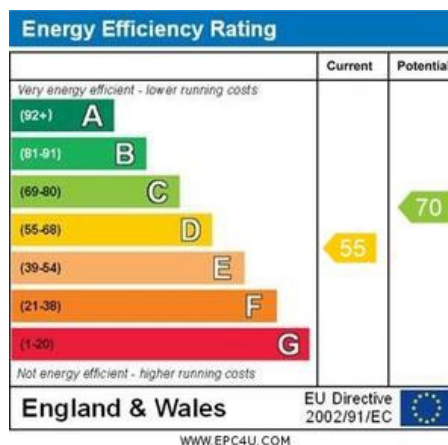
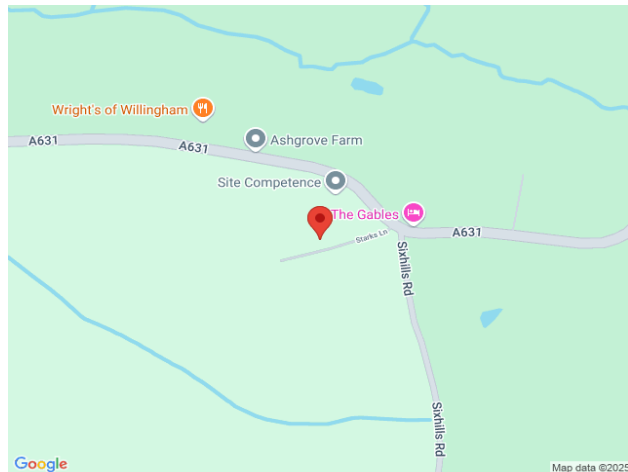


**Approximate total area<sup>(1)</sup>**  
 1642.46 ft<sup>2</sup>  
 152.59 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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