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Meadow Lane, Benniworth



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When it comes to
property it must b





£560,000

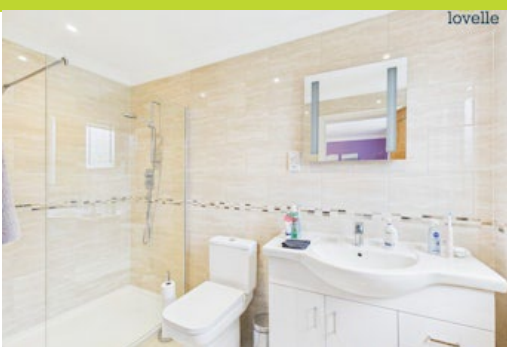


IMPRESSIVE DETACHED FAMILY HOME - WOLDS VILLAGE LOCATION - Impeccably presented, briefly comprising, entrance hall, cloakroom, lounge diner, kitchen, snug / dining room, utility room, boot room, 4 BEDROOMS, ensuite & family bathroom. Garden, driveway & double garage.

Key Features

- Detached Family Home
- Wolds Village Location
- Modern & Spacious Accommodation
- Entrance Porch, WC
- Lounge Diner, Snug / Dining Room
- Breakfast Kitchen, Utility & Boot Room
- EPC rating E
- Tenure: Freehold





We are delighted to offer for sale this impressive detached family home, situated in the rural and popular village of Benniworth. The spacious and impeccably presented accommodation briefly comprises, entrance hall, lounge diner, breakfast kitchen, utility room, snug / dining room, boot room, 4 bedrooms, ensuite shower room and family bathroom. Outside the property occupies a generous plot approximately 0.46 acre with gardens to the front and rear, driveway and integral double garage. The property is fully double glazed and has an LPG gas fired central heating system and a septic tank system. Council tax band: E

Situation

Benniworth is a popular rural village situated in the scenic Lincolnshire Wolds area of outstanding natural beauty. The area is renowned for being excellent for walking and riding and there are a number of nearby equestrian centres. The village is well placed for travelling to the market towns of Louth (9 miles), Market Rasen (7 miles) and Horncastle (9 miles), whilst the main regional business centre of Lincoln is approximately 19 miles away. Humberside Airport is located approximately 25 miles away.

Entrance Hall

2.24m x 2.06m (7'4" x 6'10")

Double glazed entrance door with adjoining side screen, radiator and tiled flooring.

WC

2.06m x 1.41m (6'10" x 4'7")

Low level WC, vanity wash hand basin, tiled splash backs, radiator, tiled flooring and double glazed window to front aspect.

Lounge Diner

7.07m x 7.6m (23'2" x 24'11")

Two double glazed windows to front aspect, 4 radiators, laminate flooring, feature fireplace with inset multi fuel burner, double glazed bi folding doors to rear and stairs to first floor accommodation.

Snug / Dining Room

4.22m x 3.09m (13'10" x 10'1")

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

Breakfast Kitchen

3.62m x 4.16m (11'11" x 13'7")

Range of fitted base and wall units with central island, space for 'Range' style cooker, stainless steel sink unit, space for fridge freezer, space and plumbing for dishwasher, tiled splash backs, tiled flooring, radiator and double glazed windows to front and rear aspect.

Utility Room

1.38m x 2.3m (4'6" x 7'6")

Fitted base units, fitted storage cupboard, space and plumbing for washing machine, space for tumble dryer, stainless steel sink unit, wall mounted gas boiler, water softener, airing cupboard housing hot water cylinder and double glazed window to side aspect.

Boot Room

1.9m x 4.31m (6'2" x 14'1")

Ceramic tiled flooring and access to both front and rear.

Landing

4.85m x 1.9m (15'11" x 6'2")

Double glazed window to side aspect, radiator and roof void access.

Bedroom 1

3.32m x 4.02m (10'11" x 13'2")

Double glazed window to rear aspect, radiator and a range of fitted oak furniture.

Ensuite

1.56m x 3.07m (5'1" x 10'1")

3-piece suite comprising, double shower cubicle with mains shower unit, vanity wash hand basin and low level WC. There are fully tiled splash backs to walls, tiled flooring, heated towel rail, extractor fan, and double glazed window to rear aspect.

Bedroom 2

2.84m x 3.5m (9'4" x 11'6")

Double glazed window to front aspect, radiator and a range of fitted furniture.

Bedroom 3

2.7m x 3.07m (8'11" x 10'1")

Double glazed window to rear aspect, radiator and oak fitted wardrobes.

Bedroom 4

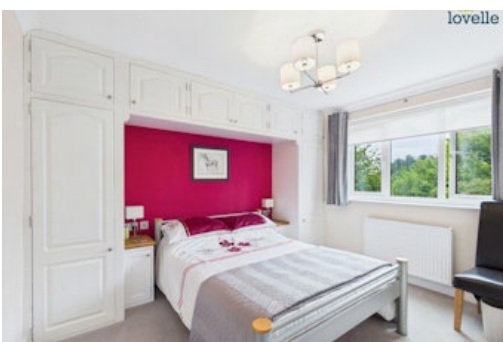
2.68m x 2.42m (8'10" x 7'11")

Double glazed window to front aspect and radiator.

Bathroom

2.6m x 2.48m (8'6" x 8'1")

3-piece suite comprising, 'P' shaped bath with mains shower unit over, wash hand basin and low level WC. There are tiled splash backs, tiled flooring, heated towel rail and double glazed window to front aspect.





Gardens

The property occupies a very generous plot with a larger than average gardens to the front and rear. The garden is mostly laid to lawn with a variety of mature plants, shrubs, trees and a large patio area with awning, lighting and heating.

Double Garage

6.03m x 5.08m (19'10" x 16'8")

Electric up and over door, double glazed window to rear aspect, power and lighting.

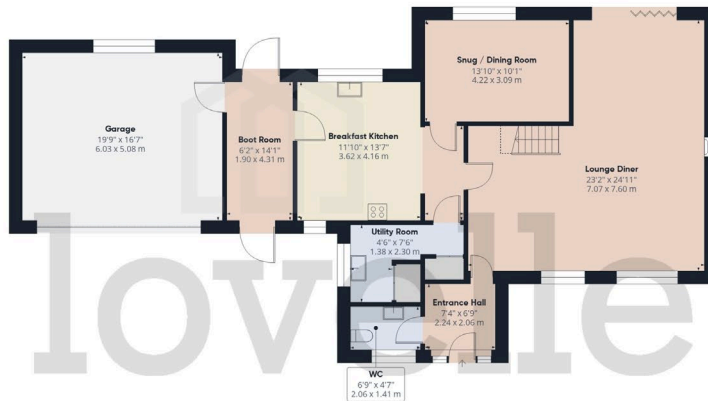
Gated Driveway

Generous block paved driveway providing ample off road parking for a number of vehicles.

Agents Notes

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Ground Floor



Approximate total area⁽¹⁾

2023 ft²
187.9 m²

Reduced headroom

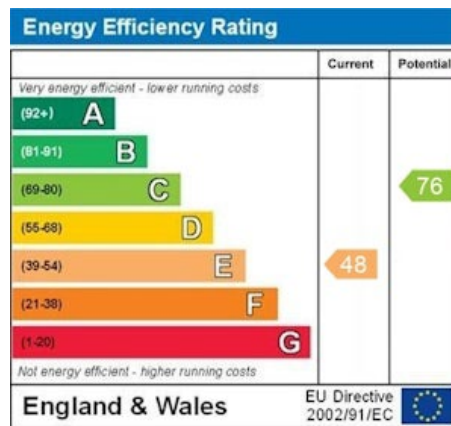
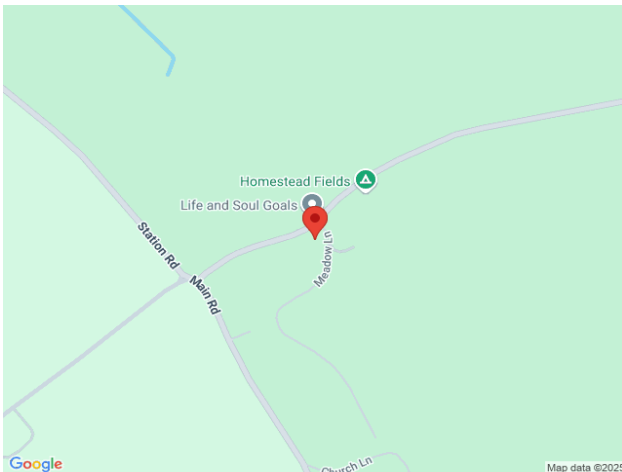
14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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When it comes to **property**
it must be

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