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Willingham Road, Market Rasen



When it comes to  
property it must b





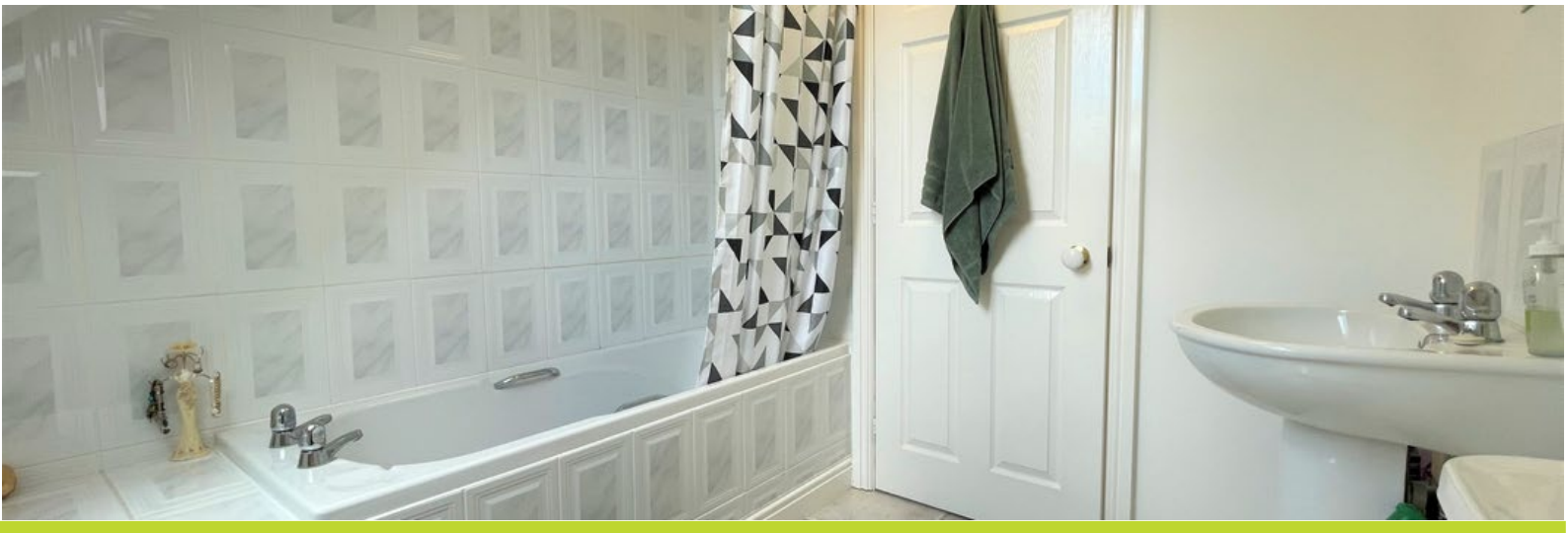
£349,995



UNIQUE IN DESIGN an Exceptional 2 Bedroom Detached House with DETACHED 1 BEDROOM ANNEX, both IMMACULATELY PRESENTED and offering spacious rooms and an ABUNDANCE OF POTENTIAL. Viewing is highly recommended to fully appreciate everything this home has to offer. NO ONWARD CHAIN

Key Features

- Impressive Detached House
- Unique & Individually Designed
- Under Floor Heating Throughout
- Extremely Spacious Accommodation
- Landscaped Gardens
- Large Gravelled Gated Driveway
- EPC rating C
- Tenure: Freehold





## Situation

Market Rasen town is popular with walkers and there are great routes and trails just five minutes stroll from the town centre. You can also head out to Willingham Woods where there are numerous trails and paths for all ages and abilities.

In the town centre you will find traditional and long-standing family run shops including ironmongers, butchers, bakery & fruit & veg. The town boasts high-quality and award winning places to eat for all budgets.

Market Rasen is approximately 16 miles from Lincoln City and 15 miles from the market town of Louth. There are regular bus and train services.

## Entrance Hall

2.08m x 2.18m (6.8ft x 7.2ft)

uPVC front entrance door, double glazed window to front aspect, solid oak flooring, underfloor heating and storage cupboard.

## Lounge

5.56m x 6.16m (18.2ft x 20.2ft)

2 double glazed windows to front aspect, solid oak flooring, underfloor heating and double glazed French doors to rear.

## Kitchen Diner

5.06m x 6.07m (16.6ft x 19.9ft)

a range of modern fitted wall and base units, double electric oven, 4 ring gas hob, stainless steel sink unit, integrated fridge freezer, solid oak flooring, under floor heating and double glazed window to front aspect.

## Dining Area

solid oak flooring, stairs to first floor accommodation, under floor heating and double glazed French doors to rear.

## Utility Room

2.12m x 1.92m (7ft x 6.3ft)

space and plumbing for washing machine, space and plumbing for slimline dishwasher, sink unit, fitted storage cupboard with wall mounted gas boiler, double glazed window to side aspect, laminate flooring and uPVC entrance door.

## WC / Cloakroom

2.14m x 0.93m (7ft x 3.1ft)

low level WC, laminate flooring and double glazed window to rear aspect.

## Landing

1.98m x 2.92m (6.5ft x 9.6ft)

double glazed window to front aspect, access to eaves and large airing cupboard housing hot water cylinder.

## Bedroom 1

3.18m x 5.2m (10.4ft x 17.1ft)

2 double glazed windows to rear aspect, access eaves and walk in wardrobe

## Ensuite

2.21m x 2.35m (7.25ft x 7.7ft)

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

## Bedroom 2

4.02m x 2.76m (13.2ft x 9.1ft)

double glazed window to rear aspect, fitted double wardrobes, access to eaves and ensuite bathroom

## Ensuite

2.18m x 2.35m (7.2ft x 7.7ft)

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

## Main House Garden

to the rear of the property is a gravelled garden with raised beds and seating area.





## Annex

### Open Plan Living Kitchen Diner

7.07m x 5.6m (23.2ft x 18.4ft)

uPVC entrance door, a range of fitted wall and base units, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, stainless steel sink unit, induction hob, electric oven, space for wine cooler, double glazed window to rear aspect and double glazed sliding door to front

### Bedroom

4.59m x 3.2m (15.1ft x 10.5ft)

double glazed sliding doors to front aspect, radiator and walk in wardrobe housing hot water cylinder and fitted storage

### Shower Room

2.42m x 1.9m (7.9ft x 6.2ft)

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

## Annex Garden

To the rear of the garage, is a large lawned garden with planted borders.

## Drive way

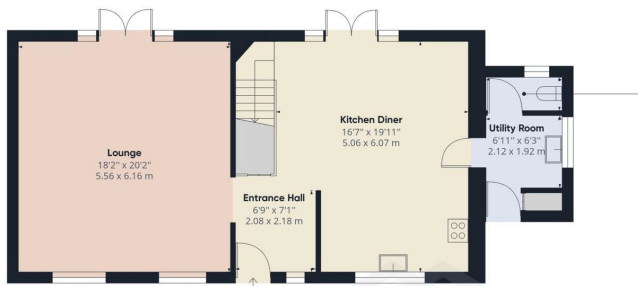
a large gravelled gated driveway providing ample off road parking for a number of vehicles.

## Agents Notes

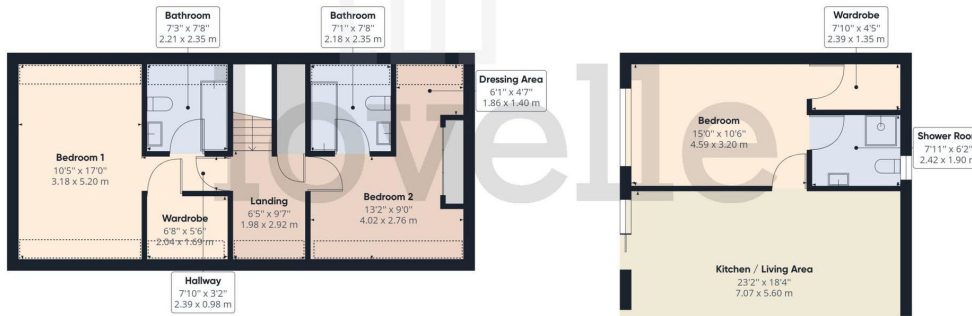
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

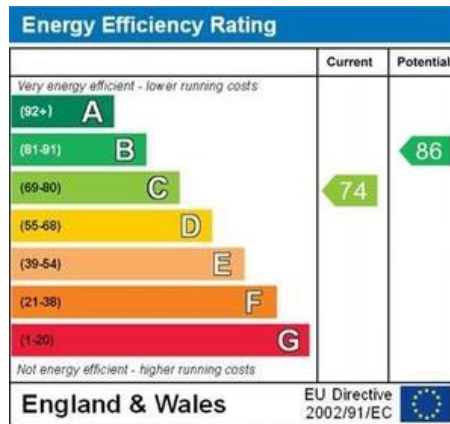
Approximate total area<sup>(1)</sup>  
2159.53 ft<sup>2</sup>  
200.63 m<sup>2</sup>

Reduced headroom  
107.92 ft<sup>2</sup>  
10.03 m<sup>2</sup>

(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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