



Sanderlings, Willingham Road

| Market Rasen | LN8 3RE

£625,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,
Agricultural & Fine Art Auctioneers.

Sanderlings

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Wonderful and Unique Detached Home with Styling from the 'Art Deco' Period. There is an adjoining Potential Annexe which can be realised after minor tweaks and the installation of a Kitchen, it is currently used as a Family Room/Office, Ground Floor Fifth 'Guest' Bedroom and Luxury Shower Room, all approached via its own entrance. Situated within easy reach of Market Rasen Town Centre which offers good Nurseries, Primary and Secondary Schooling. There are a selection of Independent Shops, Tesco Super Market, Co-op Food Store, Bars, Restaurants and a Leisure Centre. Anyone who needs to travel further afield is also well catered for by the Railway Station.

This Very Well Presented and Loved Family Home has benefitted from a Re-Fitted and Extended Kitchen/Breakfast Room with Central Island, uPVC Double Glazing finished with a nod to 'Art Deco' design. There is a Luxury Ground Floor Shower Room and First Floor Bathroom which has a stand alone claw-foot bath plus separate shower having striking black framed shower enclosure and an En-Suite Shower Room. In greater details the gas centrally heated accommodation comprises; Reception Hall, Dining Room, Living Room, Re-Fitted Kitchen/Breakfast Room, Inner Hall/Annexe Reception, Family Room/Office, Ground Floor Fifth 'Guest' Bedroom and Luxury Ground Floor Shower Room. On the First Floor there is a Landing, Four Bedrooms, an En-Suite Shower Room and Luxury Bathroom. Outside there is Parking for Numerous Cars and Vehicles, a Double Garage, Front Garden, Good Sized Rear Garden including Extensive Patio, Orchard Area and Secret Garden Area, a perfect kids hideaway spot. There is also a Double Garage and Additional Parking in front.

- Wonderful Detached Family Home
- 'Art Deco' Styling and Details
- Three Reception Rooms
- Parking for Numerous Cars plus Double Garage
- Adjoining Potential Annexe
- Beautiful Re-Fitted Kitchen/Breakfast
- Five Bedrooms, Three Bathrooms
- Garden to Front plus Large Rear Garden

Reception Hall

12'1 x 12'7 (3.68m x 3.84m)

Approached through composite entrance door with two double glazed inserts. Wood effect floor. Window to front. Double radiator. Feature brick arch. Stairs to First Floor Glazed 'art deco' style doors to Sitting Room, Dining Room and Kitchen/Breakfast Room.





Dining Room

18'6 x 10'8 (5.64m x 3.25m)

Herringbone wood block flooring. Window to front. Radiator. Double opening glazed doors to:-

Living Room

16'10 x 16'9 max (5.13m x 5.11m max)

Dual aspect room with windows to front and rear. Gas flame effect fire with stone surround, hearth and mantel. Cream marble surround. One double and one single radiator.

Sitting Room

14'2 x 10'7 (4.32m x 3.23m)

Open fire with stone surround, hearth and mantel.. Herringbone wood block floor. Plate shelf. Window to front. Radiator. uPVC double glazed patio doors to Expansive Patio Area and Rear Garden.

Re-Fitted & Expanded 'L' Shaped Kitchen/Breakfast

14'11 x 12'4 plus 11'11 x 6'1 (4.55m x 3.76m plus 3.63m x 1.85m)

22'1 Overall length. Wood grain, panel fronted Wall, Base and Larder Units finished in modern Forest Green and Mushroom colours. Breakfast Island. Run of work-surfaces with inset single drainer sink top and extending to form breakfast bar. Built-in dishwasher and washing machine. Housing and space for American Fridge/Freezer and space for Range Cooker. Hand fired earth effect tiled splashbacks. Wood effect flooring. Windows to side and rear. Oak door to:-

Additional Family Accommodation/Potential Annexe

'L' Shaped Inner Hall/Potential Annexe Kitchen

9'9 x 13'8 plus 7'7 x 3'4 (2.97m x 4.17m plus 2.31m x 1.02m)

Feature arched uPVC doors to front and rear with double glazed inserts, one of which would form the Potential Annexe Separate Entrance. Wood effect floor. Window to rear. Oak doors off.

Family Room/Office or Potential Annexe Living Room

18'5 x 16'5 (5.61m x 5.00m)

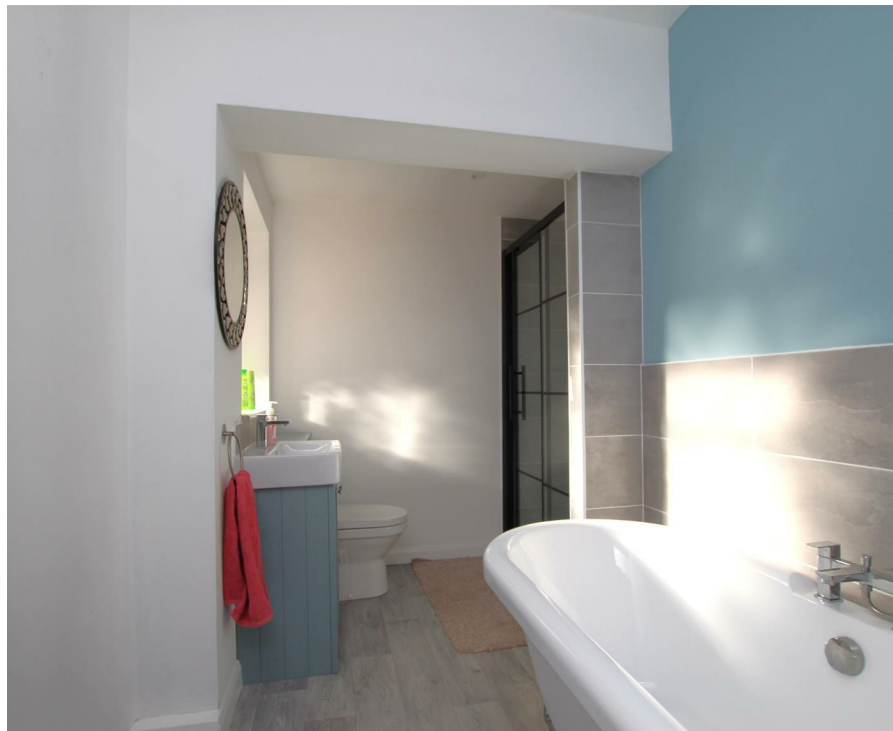
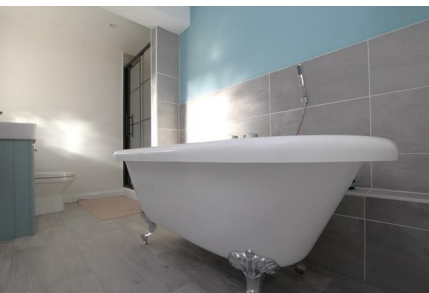
Wood effect floor. Gas living flame fire in marble surround. Three white vertical radiators. Two pairs of uPVC 'Art Deco' style, double glazed doors to rear garden and two windows to side.

Ground Floor Fifth 'Guest' Bedroom/Potential Annex

11'4 x 9'8 (3.45m x 2.95m)

Window to side. Wood effect floor. Double radiator. Coving.





Luxury Ground Floor Shower Room

9'9 x 6'11 (2.97m x 2.11m)

Large walk-in 'rain' shower plus second attached and glass screen. Trough style sink and W.C. in vanity unit finished in dark green. Marble tiling to water sensitive areas. Radiator. Window to side.

Main Landing

Airing cupboard with two double opening doors and housing gas boiler. Window to front. Radiator.

Bedroom One

15'0 x 11'11 (4.57m x 3.63m)

Comprehensive range of navy colour fitted furniture including two double and two single wardrobes, matching storage and knee-hole dressing table area. Window to rear. Radiator. Door to:-

En-Suite Shower Room

White suite of step-in shower. Trough style sink in navy vanity unit. Low Level W.C. Mermaid style boarding to water sensitive areas. Window to side.

Bedroom Two

14'2 x 10'8 (4.32m x 3.25m)

Dual aspect room with windows to front and rear. Radiator.

Bedroom Three

10'7 x 10'10 (3.23m x 3.30m)

Double radiator. Window to rear.

Bedroom Four

10'8 x 10'11 (3.25m x 3.33m)

Window to front. Radiator. Coving.

Bathroom

11'2 x 6'4 plus shower recess (3.40m x 1.93m plus shower recess)

Shower enclosure with black frame and Art Deco styling, rain shower and second attachment. Freestanding 'Claw Foot' bath. Trough style sink and W.C. in vanity grey unit with double cupboard. Grey tiling. Window to side. Chrome heated towel rail.

Front Parking Area

Block paved parking area with parking for numerous cars and vehicles.

Front Garden

Gated access. Lawn. Raised vegetable and fruit beds.

Large Rear Garden

Expansive patio. Lawned areas. Orchard area. 'Secret' Garden area.

Double Garage

17'9 x 19'3 (5.41m x 5.87m)

Twin electric up and over doors. Window and door to side. There is also Additional Parking in front of the Garage.

Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: G

Services: All mains services are connected to the property and currently there is Sky Broadband







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	EU Directive 2002/91/EC	

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Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.