

The Gables, 32 Caistor Road,

Market Rasen, LN8 3JA

Book a Viewing!

£400,000

An impressive detached bungalow occupying a fantastic non estate plot of approximately 0.3 acres (STS), having been thoughtfully extended and significantly improved by the current owners to create a spacious and versatile home. Conveniently positioned close to the centre of Market Rasen, the property enjoys excellent access to local amenities, as well as the nearby towns of Caistor and the Cathedral City of Lincoln. The well presented accommodation comprises a welcoming Entrance Hallway, Cloakroom/WC, cosy Lounge with log burner, stylish refitted Kitchen/Diner opening into a superb Open Plan Sitting Room, Utility Room, additional Cloakroom/WC, Conservatory, three well proportioned Bedrooms, a refitted Shower Room and a versatile Store Room/Study. Occupying a central position within its attractive grounds, the property benefits from a generous lawned frontage, ample driveway parking, a detached garage and a mature, private rear garden. An internal viewing is highly recommended to fully appreciate the space, quality and setting on offer.





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LOCATION

Market Rasen is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger Towns and City networks. The Town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guest houses, public houses, library, health care providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').

ACCOMMODATION

ENTRANCE HALL

A welcoming entrance hall with double glazed window to the side aspect, stylish tall radiator and loft access point.

CLOAKROOM/WC

With close coupled WC, wash hand basin, radiator and double glazed window to the side aspect.









LOUNGE
14' 11" x 12' 0" (4.55m x 3.66m) With double glazed windows to the front and side aspects, log burner set within a decorative fireplace and radiator.

KITCHEN/DINER
21' 3" x 10' 5" (6.48m x 3.19m) Stylishly refitted with a comprehensive range of contemporary wall and base units complemented by work surfaces and a central island providing additional preparation and seating space, featuring a sink with side drainer and mixer tap, eye level electric oven, electric hob, integrated dishwasher, space for an American style fridge freezer, tiled flooring and splashbacks, spotlights, radiator and double glazed window to the side aspect.

SITTING ROOM
24' 5 (max)" x 13' 4 (max)" (7.44m x 4.06m) A bright and spacious room enjoying excellent natural light from double glazed French doors opening onto the rear garden, two double glazed side aspect windows, a roof light, tiled flooring, spotlights and two radiators, creating a comfortable and versatile living space.

UTILITY ROOM
With a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, tiled flooring and splashbacks, radiator, double glazed window to the side aspect and door to the rear garden.

CLOAKROOM/WC
With close coupled WC, wash hand basin in a vanity style unit, tiled flooring and splashbacks and towel radiator.

CONSERVATORY
11' 9" x 7' 5" (3.60m x 2.28m) With double glazed windows and sliding doors to the rear garden.

BEDROOM 1
13' 7" x 10' 5" (4.15m x 3.19m) With double glazed window to the rear aspect, fitted wardrobes and radiator.

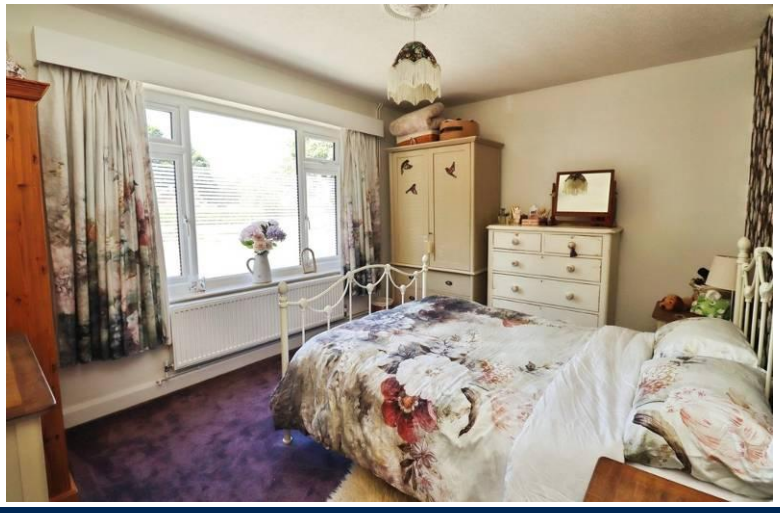
BEDROOM 2
13' 6" x 10' 5" (4.14m x 3.18m) With double glazed window to the front aspect and radiator.

BEDROOM 3
10' 4" x 7' 10" (3.16m x 2.41m) With double glazed window to the side aspect and radiator.









STORE ROOM
10' 4" x 4' 9" (3.15m x 1.45m) With double glazed window to the side aspect and a range of fitted cupboards. In the agent's opinion, this versatile room offers excellent potential to be utilised as an en-suite shower room, walk-in wardrobe or home office/study (subject to any necessary consents).

SHOWER ROOM
Refitted with a three piece suite comprising of walk-in shower with rainfall shower head, close coupled WC and wash hand basin in a vanity style unit, towel radiator, tiled walls and flooring, spotlights, airing cupboard housing the wall mounted gas fired central heating boiler and double glazed window to the rear aspect.

OUTSIDE
The property occupies a generous plot of approximately 0.3 acres (STS), set well back from the road behind an extensive lawned frontage. A spacious driveway provides ample off-street parking for numerous vehicles and leads to the detached garage, which benefits from an up and over door, personnel door, light and power, together with a useful rear storage area. To the rear, the property enjoys a substantial and well established garden, predominantly laid to lawn and enhanced by a variety of mature shrubs, trees and flowerbeds. Additional features include a raised fish pond, summer house and a patio seating area, creating an ideal space for outdoor entertaining and family enjoyment.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating (New Boiler Fitted).

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

















Ground Floor

Approx. 137.5 sq. metres (1479.6 sq. feet)



Total area: approx. 137.5 sq. metres (1479.6 sq. feet)

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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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