



Plot 1 Legsby Court, Legsby Road

Market Rasen, LN8 3DZ



Book a Viewing!

£425,000

Occupying a generous corner plot at the entrance of this exclusive development, Plot 1 is positioned on the left as you enter the private cul-de-sac. This detached bungalow is one of the larger house types within the scheme and has been designed with a clear focus on space, layout and practicality.

The accommodation comprises three bedrooms, including a principal bedroom with en-suite shower room, together with a separate family bathroom. A lounge is positioned to the front of the property and features a bay window overlooking the frontage.

To the rear, the open-plan kitchen diner forms the main living area of the home, featuring a vaulted ceiling which enhances the sense of space and light. The room enjoys views across the garden and opens directly onto a patio area via bi-fold doors. The kitchen will be fitted with integrated appliances, with wood-effect flooring continuing through the kitchen, hallway and utility room.

A separate utility room provides additional practical space and offers direct internal access into the attached single garage, which also benefits from a side access door leading externally.

Both the en-suite and family bathroom will be finished with full wall tiling, while oak internal doors are fitted throughout the property.

Externally, the property offers good provision for off-road parking, along with well-sized gardens to the side and rear, and a patio area.

Plot 1 will be completed to a high standard throughout and is designed to achieve an A-rated EPC, incorporating air-source heat pump technology with radiator heating, solar panels and triple-glazed windows.

Located on the outskirts of Market Rasen, the property enjoys a quiet setting while remaining within easy reach of the town centre, golf club and racecourse.



SERVICES

All mains services available. Air Source Heat Pump.

EPC RATING – to follow.

COUNCIL TAX BAND – to follow.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

ACCOMMODATION

ENTRANCE HALL

LOUNGE - 16' 4" x 13' 5" (4.98m x 4.09m)

KITCHEN/DINER - 16' 4" x 16' 1" (4.98m x 4.9m)

UTILITY ROOM - 11' 3" x 6' 1" (3.43m x 1.85m)

BEDROOM 1 - 13' 6" x 12' 6" (4.11m x 3.81m)

EN-SUITE - 12' 6" x 3' 5" (3.81m x 1.04m)

BEDROOM 2 - 12' 10" x 11' 3" (3.91m x 3.43m)

BEDROOM 3 - 11' 3" x 8' 11" (3.43m x 2.72m)

BATHROOM - 9' 8" x 6' 1" (2.95m x 1.85m)

GARAGE - 23' 5" x 10' 0" (7.14m x 3.05m)



DEVELOPMENT DESCRIPTION

Positioned on the quiet outskirts of Market Rasen, this exclusive development comprises just six detached bungalows, thoughtfully arranged within a private cul-de-sac and surrounded by open space. Accessed via a shared private drive from Legsby Road, the homes are well set back, creating a sense of privacy while remaining conveniently placed for the town centre, golf club and racecourse.

Each property occupies a generous individual plot, with selected homes enjoying open views across adjoining paddocks. All six bungalows offer three bedrooms, including a principal bedroom with en suite, alongside a separate family bathroom. The layouts have been carefully designed to combine traditional proportions with modern living, ensuring practical, comfortable homes suitable for a wide range of buyers.



At the heart of each home is a spacious open-plan kitchen diner, positioned to the rear and opening directly onto the gardens via bi-fold doors. These spaces have been designed to make the most of natural light and garden access, with private patio areas ideal for everyday living and entertaining.

The development includes a variety of elevations and layouts, with a mix of single and double bay-fronted designs. Plot 1 and Plot 6 are the larger of the two house types and both benefit from utility rooms with direct internal access to their garages. Plot 1 enjoys a particularly generous plot and a long single garage, while Plot 6 also offers a utility room, single garage and south-facing garden with paddock views to the rear.



Plots 2 and 4 feature attractive double bay-fronted elevations and benefit from double garages, offering excellent parking and storage. Plots 3 and 5 also feature double bay-fronted designs with notably generous kitchen spaces. Plot 3 includes a double garage, while Plot 5 occupies a standout corner plot with a south-facing rear garden, paddock views and a single garage, making it one of the most distinctive positions within the development.

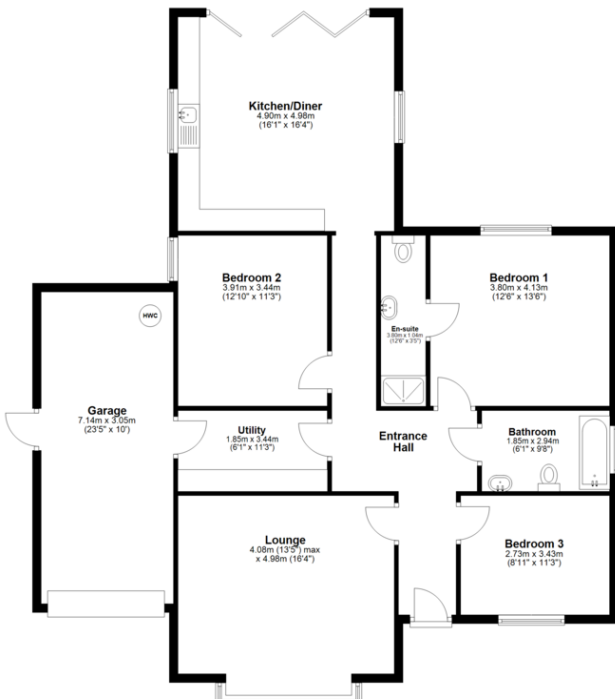
All homes are designed with energy efficiency at their core and are projected to achieve an A-rated EPC. Specifications include air-source heat pumps with radiator heating, solar panels and triple-glazed windows, delivering excellent thermal performance and reduced running costs.



Every property will be completed to a high standard throughout, with fitted kitchens including integrated appliances, quality bathroom suites with full wall tiling, and carefully selected finishes designed to create modern, well-balanced interiors.

ABOUT THE DEVELOPER - BOSS GROUP

Mundys are proud to be working in partnership with Boss Group, an award-winning, family-run Lincolnshire developer recognised for quality, reliability and attention to detail. With many years of experience across both residential and commercial projects, Boss Group provides a complete in-house service, from design and planning through to construction and completion.



Main area: Approx. 118.0 sq. metres (1269.9 sq. feet)
Plus garages, approx. 21.7 sq. metres (234.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

LOCATION GUIDE - MARKET RASEN

Market Rasen is a well-connected Lincolnshire market town offering an excellent balance of countryside surroundings and everyday amenities. The town centre provides a range of independent shops, cafés, pubs and restaurants, alongside supermarkets, convenience stores and essential local services.

For leisure and recreation, the town is home to Market Rasen Leisure Centre and the renowned Market Rasen Racecourse. The surrounding area offers excellent walking and cycling routes, with the Lincolnshire Wolds Area of Outstanding Natural Beauty located just a short distance away. Willingham Woods, a popular local beauty spot, is also nearby and offers extensive woodland trails ideal for walking and outdoor enjoyment.

Market Rasen benefits from a train station with regular services to Lincoln, Grimsby and Cleethorpes, while road links provide easy access to Lincoln (approximately 15 miles), Louth, Caistor and the Lincolnshire coast. The A46 and A631 offer straightforward connections to the wider region and motorway network.

IMAGE DISCLAIMER

Certain images have been digitally enhanced using artificial intelligence to depict possible floor finishes and external landscaping, including turfing. These images are for guidance only and do not form part of any offer or contract. The actual property may differ, and all interested parties should verify details through inspection and legal documentation.

WEBSITE

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REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information on services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 011 522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

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

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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