# Manyana, Legsby Road,

## Market Rasen, LN8 3DZ

Book a Viewing!

## £425,000

A rare opportunity to purchase a spacious detached bungalow, together with a recently converted one bedroom detached self-contained annexe. The property occupies a generous plot with open views and is set back from the road, approached via a long private driveway. Constructed by the current owners in 1993, the bungalow offers well-planned and practical living accommodation. Internally, the property comprises of an entrance porch leading into a central hallway with access to a kitchen diner, separate WC and utility room. There are two well-proportioned double bedrooms and a large bathroom. The main sitting room is dual aspect, allowing for good natural light and views across the gardens. The current owners have also converted the former garage into a fully self-contained one bedroom annexe, creating a highly versatile space. Ideal for multi-generational living, it offers independent accommodation while remaining close to the main home. Alternatively, the annexe provides an excellent opportunity for those working from home, running a small business or seeking a dedicated studio or office space separate from the main house. There is also potential for use as guest accommodation or a holiday let, subject to any necessary consents, offering an additional income stream if required. The annexe includes an open plan living kitchen dining area with a newly fitted kitchen, a double bedroom and a newly installed shower room. It benefits from its own private garden area and underfloor heating, an independent central heating system and separate electrics. Outside, the property is approached via a long gravel driveway with planted borders, leading to a generous gravelled parking and turning area, along with access to a detached timber garage. The property stands within wraparound gardens to the sides and rear, which have been well-maintained by the current owners and include a variety of established plants, shrubs and trees, creating a pleasant and private setting. The property is positioned on the edge of the market town, within walking distance of the town centre, as well as the nearby racecourse and golf course. Viewing is highly recommended to appreciate the setting, space and flexibility on offer.

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**SERVICES**
All mains services available. Gas central heating.

**EPC RATING –** to follow.

**COUNCIL TAX BAND** – D.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**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**

PORCH
5' 10" x 5' 7" (1.78m x 1.7m) With UPVC double glazed external door with matching window to the side and internal door leading into the hallway.

HALL
With radiator and built-in storage cupboard.

LOUNGE
19' 11" x 12' 0" (6.07m x 3.66m) With feature fire surround with inset gas fire, two radiators and UPVC double glazed window and sliding patio doors opening onto the rear garden.

KITCHEN/DINER
12' 3" x 16' 3" (3.73m x 4.95m) Fitted with a range of wall and base units with work surfaces over and panelled splashbacks, 1½ bowl stainless steel sink and drainer with mixer tap, integrated double oven, four ring gas hob with extractor over, space for a fridge, radiator and two UPVC double glazed windows.

UTILITY ROOM
8' 0" x 7' 7" (2.44m x 2.31m) Fitted with base units and work surfaces over with tiled splashbacks, stainless steel sink and drainer, plumbing and space for a washing machine, space for a fridge freezer, gas fired central heating boiler and water softener and UPVC double glazed window.

WC
3' 10" x 7' 7" (1.17m x 2.31m) Fitted with low level WC and wash hand basin, tiled splashback, radiator and UPVC double glazed window.

HALL

BEDROOM 1
13' 11" x 16' 2" (4.24m x 4.93m) With two UPVC double glazed windows and radiator.

BEDROOM 2
9' 8" x 10' 2" (2.95m x 3.1m) With UPVC double glazed window, fitted wardrobes, dressing table and radiator.

BATHROOM
11' 7" x 8' 8" (3.53m x 2.64m) Fitted with a low level WC, wash hand basin, bath and separate shower cubicle, part tiled walls, heated towel rail, extractor fan and UPVC double glazed window.

KITCHEN/DINER ANNEX
22' 0" x 11' 5" (6.71m x 3.48m) With tiled flooring and underfloor heating and fitted with a range of wall, drawer and base units with work surfaces over and complementary tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated oven, electric hob with extractor over, integrated washer dryer, space for fridge freezer, breakfast bar, spotlighting, UPVC double glazed doors opening onto the patio with additional window and external door leading to a low maintenance courtyard and access to the bedroom, shower room and storage cupboard.

BEDROOM ANNEX

12' 1" x 7' 11" (3.68m x 2.41m) With UPVC double glazed window, fitted wardrobes, tiled flooring with underfloor heating, wall lighting, access to loft space and a built-in storage cupboard.

BATHROOM

6' 5" x 10' 2" (1.96m x 3.1m) Fitted with low level WC, wash hand basin with storage below and walk-in shower with panelled surround, tiled flooring with underfloor heating, heated towel rail, spotlighting, extractor fan, cupboard housing the gas fired central heating boiler and water softener and UPVC double glazed window.

OUTSIDE

The property is approached via a long gravel driveway with planted borders, leading to gravelled parking and turning area and access to a detached timber garage. The property stands within its own grounds, with gardens extending to both sides and the rear. To the left hand side is a lawned area with a variety of mature shrubs and trees. The rear garden is also laid to lawn, offering a practical and private outdoor space. The main gardens are positioned to the right hand side of the property, being well-maintained by the current owners and predominantly laid to lawn, complemented by a wide range of established plants, shrubs and mature trees. Steps lead up to a patio seating area which overlooks the gardens.

**WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & 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 and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings 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 who 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 01522 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**

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.

**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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. 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.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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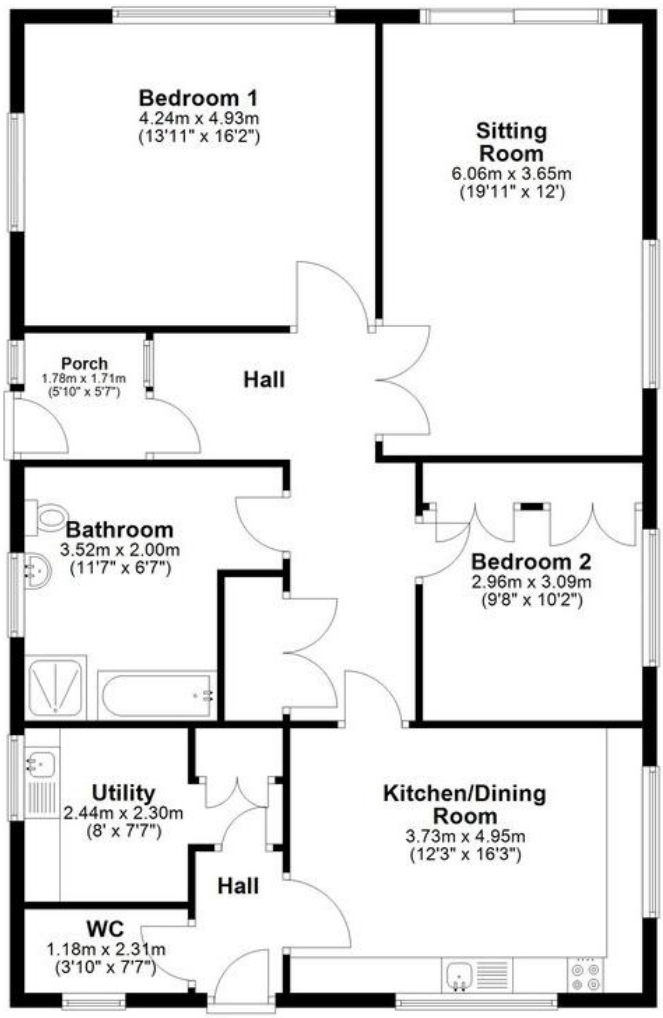
## Ground Floor

Approx. 118.0 sq. metres (1269.7 sq. feet)




## Annex

Approx. 45.1 sq. metres (485.9 sq. feet)

Total area: approx. 163.1 sq. metres (1755.7 sq. feet)

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

Mundys Estate Agents
Plan produced using PlanUp.


29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.

The Property Ombudsman

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