



19, Southwold Road, Market Rasen,
Lincolnshire, LN8 3WJ

£280,000



- Superb Detached House
- Three Spacious Bedrooms
- Master Bedroom with En-Suite
- Stunning Breakfast Kitchen
- Enclosed Rear Garden
- Garage and Ample Off-Road Parking
- 8-Year NHBC Warranty
- Internal Inspection Advised
- Popular Location
- Council Tax Band C

Built in October 2024 by the highly regarded Chestnut Homes, this exceptional detached family residence is situated within the sought-after Chantrey Park development in Market Rasen. Occupying a prime position within the development, the property boasts the distinctive 'Mulberry' design, offering well-planned and generously proportioned accommodation ideally suited to modern family living.

Beautifully presented and finished to a high specification throughout, the accommodation comprises a welcoming entrance hallway, a convenient ground floor cloakroom, a spacious lounge, and an impressive breakfast kitchen, creating the perfect environment for both everyday family life and entertaining. A separate utility room provides additional practicality and storage.

To the first floor, the landing gives access to three well-proportioned double bedrooms, including a superb principal bedroom with an en-suite shower room, together with a stylish family bathroom.

Externally, the property enjoys a well-maintained and enclosed rear garden featuring an extended patio area, ideal for outdoor dining and relaxation. Further benefits include an integral Garage and off-road parking for two vehicles.

Ideally positioned within walking distance of Market Rasen town centre and the railway station, this outstanding home combines contemporary living with excellent convenience. Early viewing is highly recommended to fully appreciate the quality, space and lifestyle on offer.



Market Rasen is a charming and well-served market town nestled on the edge of the picturesque Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The town benefits from excellent transport links, including its own railway station and regular bus services, providing convenient connections to larger towns and cities throughout the region.

Renowned for its popular racecourse and well-regarded golf course, Market Rasen offers an attractive blend of leisure, community, and countryside living. The town centre features a delightful cobbled market square, hosting regular markets and a wide range of independent shops, cafés, restaurants, traditional public houses, boutique accommodation, and essential amenities including healthcare services and a library.

The area is also well catered for in terms of education, with the highly regarded Market Rasen Church of England Primary School and De Aston School both serving the local community, making the town an excellent choice for families and professionals alike.

HALLWAY

A spacious entrance hallway providing access to the ground floor accommodation, with staircase leading to the first floor. Benefitting from a fitted carpet, radiator, and pendant ceiling light, creating a bright and welcoming first impression.

LOUNGE 5.18 M X 3.17 M

A comfortable front aspect reception room featuring a uPVC double glazed window, fitted carpet, and pendant ceiling light. The room provides a pleasant living space with access through to the kitchen.

KITCHEN/DINER 5.41 M X 2.51 M

The modern kitchen/diner is fitted with a range of wall and base units incorporating a built-in electric oven, gas hob, dishwasher, and fridge freezer. Additional features include porcelain tiled flooring, a stainless-steel sink, radiator, and ceiling spotlights. French doors provide access to and views over the rear garden.

UTILITY ROOM 2.39 M X 1.60 M

The utility room features a continuation of the porcelain tiled flooring from the kitchen, with space and plumbing for a washing machine and dishwasher. A useful storage cupboard, matching the kitchen units, and this room houses the Baxi combination boiler. Further benefits include a radiator and access to the rear garden.

W.C.

The handy downstairs cloakroom offers a pedestal hand wash basin and a low-level flush toilet and is completed with a ceiling pendant light fitting, and vinyl flooring.

BEDROOM ONE 3.66 M X 3.58 M

A well-proportioned double bedroom overlooking the front aspect, benefiting from fitted wardrobes with sliding mirrored doors. Features include fitted carpet, radiator, and ceiling light, with access to the ensuite shower room.

EN-SUITE

Comprising a walk-in shower, vanity unit incorporating a hand wash basin, and a low-level flush WC. The room benefits from vinyl flooring and is further enhanced by a mains-wired illuminated mirror, creating a stylish and practical space for everyday use.

BEDROOM TWO 3.89 M X 2.69 M

A well-proportioned and versatile double bedroom offering comfortable accommodation, ideal as a guest room, children's bedroom, or home office. This front-facing room benefits from a fitted carpet and ceiling light, creating a warm and inviting atmosphere. A useful built-in storage cupboard provides practical storage space, helping to maximise the room's functionality.

BEDROOM THREE 4.22 M X 2.16 M

A spacious rear-facing bedroom enjoying views over the garden. The room benefits from a fitted carpet and ceiling light, providing comfortable accommodation that would be ideal as a child's bedroom, guest room, or home office.

BATHROOM 2.72 M X 2.13 M

Appointed with a modern three-piece suite comprising a panelled bath with shower over, vanity unit incorporating a hand wash basin, and a concealed cistern WC. The room benefits from vinyl flooring, partial wall tiling, and a mains-wired illuminated mirror, creating a stylish and practical family bathroom.

STEP OUTSIDE

To the front of the property, the garden is predominantly laid to lawn and is complemented by two block-paved off-road parking spaces. A wooden side gate provides convenient access to the rear garden.

The fully enclosed rear garden offers a good degree of privacy and is mainly laid to lawn, making it ideal for families and outdoor entertaining. An extended patio area provides ample space for outdoor dining and relaxation, while a raised stone-slabbed seating area creates an attractive additional space to enjoy the garden throughout the year.

FIXTURES AND FITTINGS

All built-in appliances, light fittings and fixed floor coverings are to be included within the sale of the property.

SERVICES (NOT TESTED)

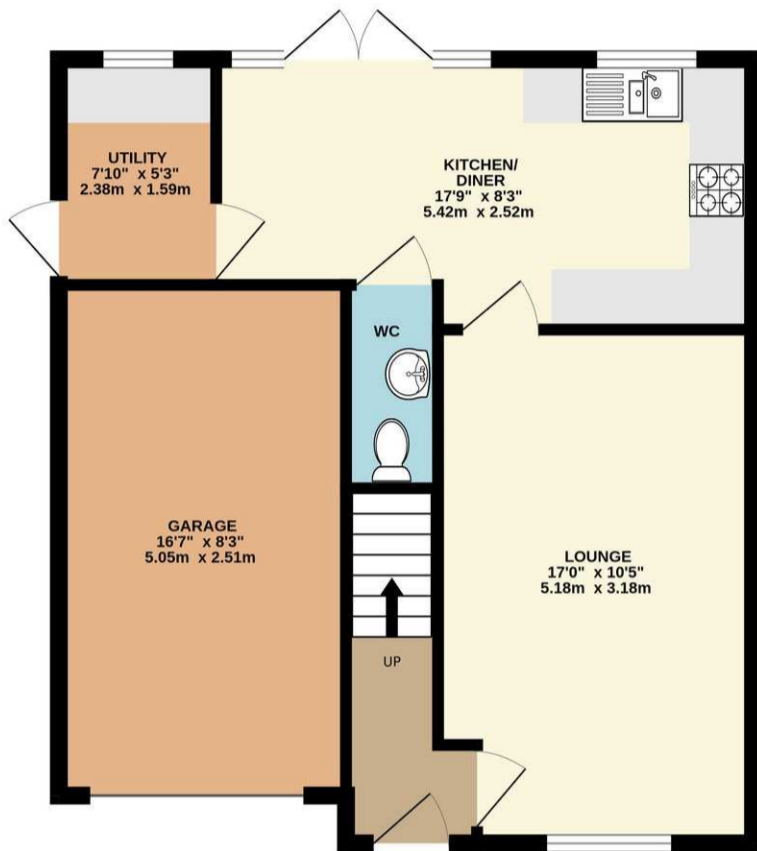
Mains electricity and gas, water and drainage are all understood to be connected to the property.

COUNCIL TAX

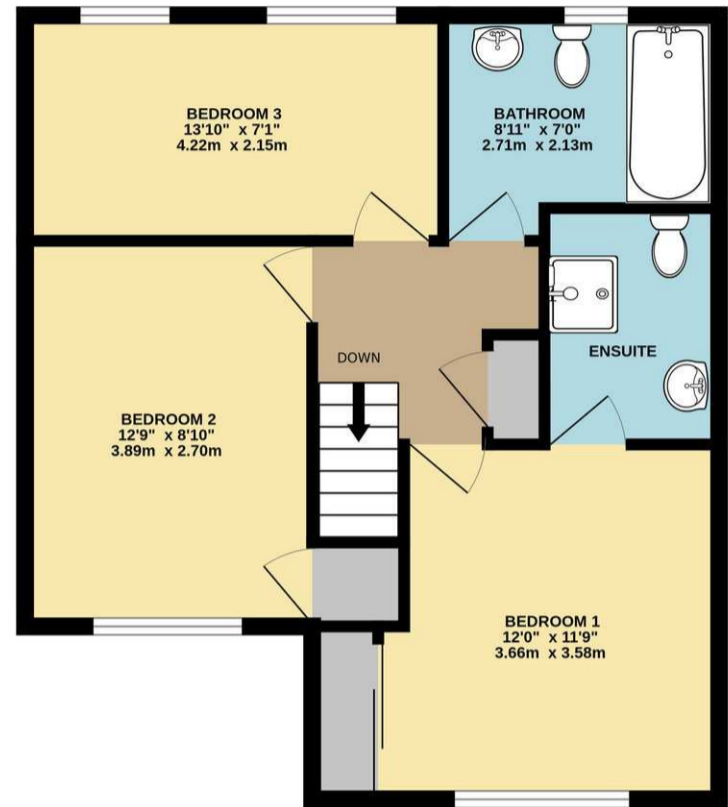
The Council Tax Band for this property is Band C as confirmed by West Lindsey District Council.



GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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