



**Springfield, Rasen Road,
Walesby, LN8 3UW**



Book a Viewing!

£525,000

Springfield is a comprehensively renovated four-bedroom detached bungalow, positioned on a generous elevated plot in the sought after village of Walesby and offered for sale with no onward chain.

The property has undergone an extensive programme of renovation and reconfiguration by the current owners, with the internal layout completely redesigned to create a more modern and practical living space. The work has gone well beyond cosmetic updating and has included new flooring throughout, internal wall insulation, a new air source underfloor heating system and rewiring, together with new kitchens, bathrooms and landscaping.

A key part of the redesign has been the creation of a much more open and contemporary layout, with the kitchen and dining space now opening directly onto the rear garden. The new kitchen is finished to a high standard with quartz worktops, integrated appliances and a central island providing additional storage and breakfast seating. The accommodation also offers excellent flexibility for family living, with four bedrooms, two en-suite shower rooms and a separate family bathroom. Both the en-suites and the main bathroom have been finished to a good standard, giving the property a much more modern and well-balanced layout. The living room is a generous space with a bay window, additional side windows and a multi-fuel stove, while the utility room provides further practical storage and work space.

The bungalow sits within gardens which extend to the front, side and rear. The outdoor areas have also been improved as part of the renovation, including the driveway, landscaping and patio areas. To the front is a spacious gravel driveway providing off-road parking for several vehicles, together with lawned gardens, mature hedging and trees. The gardens continue around both sides of the property to the rear, where there is a good-sized lawn and a generous sandstone slab patio.



LOCATION

Walesby is a highly regarded village situated within the Lincolnshire Wolds Area of Outstanding Natural Beauty and is particularly well known for its attractive countryside setting and strong sense of community. The village sits on the Viking Way and is popular with walkers, cyclists and horse riders, with a network of footpaths and routes through the surrounding Wolds countryside. Walesby is also home to the well-known Ramblers' Church and an active village hall, which provides a strong sense of community and hosts regular social events and community activities. The village hall also has a bar open twice a week, offering a great opportunity for residents to meet, socialise and enjoy a friendly local atmosphere.

The village falls within the catchment areas of a range of well-regarded primary and secondary schools, including grammar school options in the wider area. Walesby is conveniently positioned between Lincoln and Grimsby, with good access to the A46. Market Rasen is approximately three miles away and provides a wider range of everyday amenities including independent shops, supermarkets, medical facilities, a railway station, golf course and Market Rasen Racecourse. The neighbouring village of Tealby can also be reached on foot via the Viking Way and offers a village shop, tea room and public houses.



ACCOMODATION

ENTRANCE HALL

Composite entrance door to the front elevation, lino flooring, underfloor heating, doors to the principal rooms and access to the roof void.

LIVING ROOM

18' 2" x 14' 9" (5.54m x 4.5m) With underfloor heating, multi-fuel stove, UPVC double glazed bay window to the front elevation, two further UPVC double glazed windows to the side elevation and doors opening into the kitchen/dining room.

KITCHEN/DINER

15' 10" x 21' (4.83m x 6.4m) With lino flooring and underfloor heating, newly fitted with a comprehensive range of wall and base units with Quartz worktops, integrated double ovens, integrated five-zone Bosch induction hob with extractor over, mirrored splashback, integrated dishwasher and integrated sink. A freestanding central island provides additional storage and space for breakfast seating. UPVC double glazed window to the rear elevation and UPVC double glazed French doors opening onto the rear garden.

UTILITY ROOM

11' 6" x 6' 9" (3.51m x 2.06m) With lino flooring, underfloor heating, fitted wall and base units, integrated stainless steel sink with drainer and UPVC double glazed window to the rear elevation.

BEDROOM 1

11' 6" x 15' 6" (3.51m x 4.72m) With underfloor heating and UPVC double-glazed windows to the rear elevation.

EN-SUITE

11' 6" x 5' 11" (3.51m x 1.8m) With lino flooring, low level WC, wash hand basin with tiled splashback and spacious walk-in shower with dual overhead showerheads. UPVC double glazed frosted window to the rear elevation.

BEDROOM 2

15' 11" x 10' 10" (4.85m x 3.3m) With underfloor heating and UPVC double glazed windows to the front and side elevations.

EN-SUITE

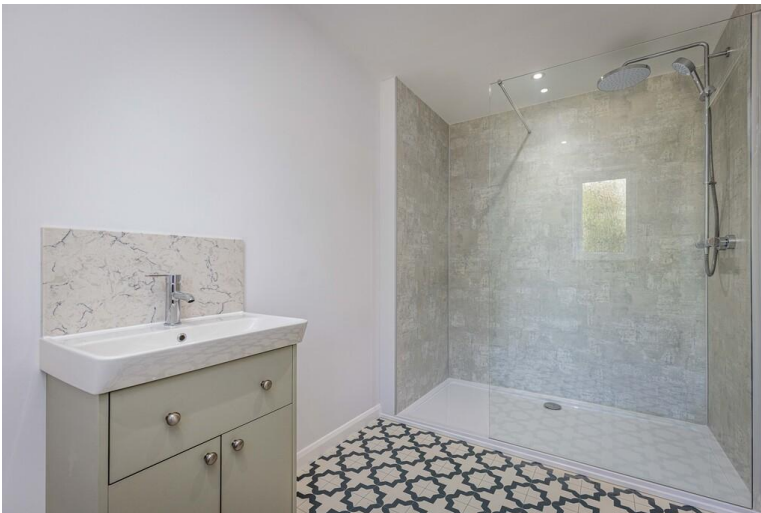
7' 7" x 5' 11" (2.31m x 1.8m) With lino flooring, underfloor heating, low level WC, wash hand basin with tiled splashback and spacious walk-in shower with dual showerheads. UPVC double glazed frosted window to the front elevation.

BEDROOM 3

11' 2" x 9' 10" (3.4m x 3m) With underfloor heating and UPVC double glazed window to the front elevation.

BEDROOM 4

11' 2" x 9' 7" (3.4m x 2.92m) With underfloor heating and UPVC double glazed window to the front elevation.





BATHROOM

11' 6" x 6' 5" (3.51m x 1.96m) With lino flooring, low level WC, wash hand basin with tiled splashback, freestanding circular bath and corner shower cubicle with dual showerhead. UPVC double glazed frosted window to the rear elevation.

GARAGE

19' 8" x 12' (5.99m x 3.66m) With electric roller door, power and lighting, UPVC double-glazed window to the side elevation and access into the adjoining store.

STORE ROOM

5' 5" x 12' (1.65m x 3.66m) With UPVC double glazed window to the rear elevation, power and lighting and composite external door to the rear elevation.



OUTSIDE FRONT

A spacious gravel driveway provides off-road parking for several vehicles. The front garden is laid to lawn with mature hedging and trees with access to the rear available from both sides of the bungalow.

OUTSIDE REAR

A generous rear garden with a spacious lawn and a spacious Sandstone slab patio providing an excellent seating and entertaining area. The garden continues around both sides of the property, linking the front and rear gardens.



KEY FACTS FOR BUYERS

SERVICES

Mains electricity, water and drainage. Air source heat pump.

EPC RATING — to follow.

COUNCIL TAX BAND — F.

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.





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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

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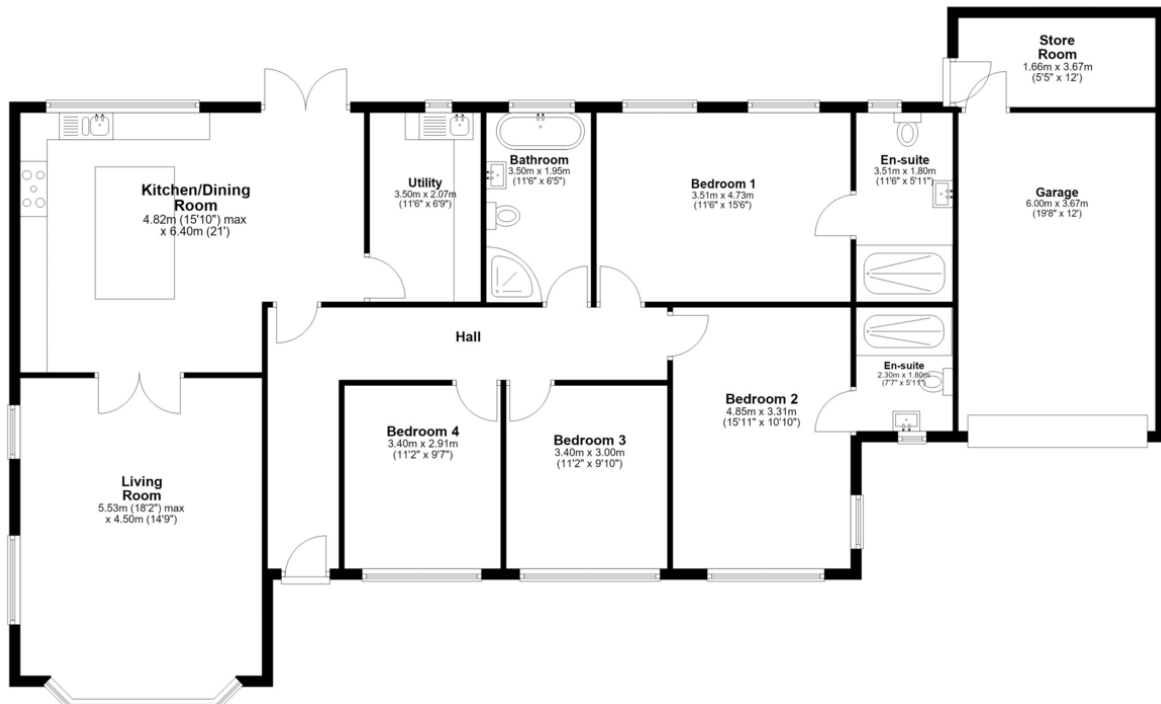
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Ground Floor

Approx. 180.5 sq. metres (1942.6 sq. feet)



Total area: approx. 180.5 sq. metres (1942.6 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.

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46 Middle Gate
Newark
NG24 1AL
01636 700888

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