



Owmbly Lane, Market Rasen



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2

£520,000



Key Features

- STUNNING COTTAGE
- APPROX 1 ACRE
- SUPERB VIEWS
- 2 CAST STOVES
- LUXURY BATHROOM
- 18'9 DAY KITCHEN
- RURAL NOT REMOTE
- EPC RATING C
- CAISTOR GRAMMAR SCHOOL CATCHMENT
- NONE MAIN ROAD POSITION
- KEY FACTS FOR BUYERS [CLICK HERE](#)





Marrying traditional charm with modern efficiency this superb detached Cottage set within approx an acre of lawned grounds and stunning views towards The Wolds, typifies the best of Lincolnshire living. There is an easy relaxed feel throughout this home of evident high quality: the dual aspect Lounge with its multi-fuel stove is a cosy retreat on those cold winter evenings, the outstanding Kitchen with its oak worktops is the social heart of the home and more formal family celebrations are catered for in the twin aspect Dining Room which could also serve as either a family room or work space if required. The outstanding views across the grounds to The Wolds are best enjoyed from the conservatory which links to the rear terrace to form an excellent informal entertaining space. The first floor includes a sophisticated Master suite with dressing area and shower room and the remaining 3 bedrooms are served by stunning family bathroom with mood lighting and both bath and wet room area. The extensive lawned grounds with orchard and small paddock area are linked to the home by a flagged terrace and barbeque area which ensures that outdoor living is equally catered for.

Landaum Cottage - Completely Home.

LOUNGE 5.7m x 4.18m (18'8" x 13'8")

A dual aspect room of relaxed charm and intimacy focused on the brick built fireplace with decorative herringbone back, inset mantle beam and cast iron stove. The room also includes radiator, tv aerial point, spot lighting, twin arched glazed doors to the Kitchen and Pvcu french doors to

CONSERVATORY 3.75m x 3.82m (12'4" x 12'6")

Enjoying superb views across the grounds towards the Lincolnshire Wolds and linking to the rear terrace via French doors the Conservatory is constructed in Pvcu double glazed panels over brick plinths with hip and pitched translucent roofs and oak effect laminate flooring. (MAX MEASUREMENTS)

DAY KITCHEN 5.75m x 4.5m (18'11" x 14'10")

The undoubted informal social heart of the home being superbly appointed with a range of Shaker style units with oak work tops to include inset 1 1/2 bowl sink with flexible mixer tap , dishwasher space, integrated refrigerator, space for a wine cooler, an additional 8 base units, a further 3 obscure glazed units at eye level, inset Kenwood stainless range with glazed splashback and extractor canopy over, radiator, travertine flagged floor, windows to 2 aspects, walk in under stair Pantry store and rear entrance door. (MAXIMUM MEASUREMENTS.)

UTILITY 2.74m x 1.46m (9'0" x 4'10")

A practical area with additional high and low white fronted units with granite style tops and slate effect tiled floor to include floor standing oil fired central heating boiler, extractor fan, space and plumbing for an automatic washing machine, tumble drier space and refrigerator recess.

CLOAKROOM

Appointed with a suite in white to include close coupled wc, corner wall mounted wash hand basin with tiled splash back and bifold door.

ENTRANCE VESTIBULE

With oak door opening to the terrace, quarry tiled floor and stair to the first floor.

DINING ROOM 5.73m x 3.24m (18'10" x 10'7")

A multi use dual aspect room suited to more formal family celebrations or as a bespoke workspace with beamed ceiling, wide exposed, solid oak floor boards, spot lighting, 2 radiators, brick built fire place with slate tiled hearth, mantel beam and cast iron stove.

LANDING

A light and airy space with window to the front aspect spot lighting, access to the roof space, radiator and turned spindle balustrade rail.

BEDROOM 1 3.96m x 3.29m (13'0" x 10'10")

A gentle forward facing grown up retreat with radiator, spot lighting, painted brick work to one wall and tv aerial point.



EN SUITE

Appointed with a modern suite to include close couple wc, pedestal wash hand basin, chrome towel radiator, glazed and tiled quadrant shower enclosure with electric shower, spot lighting, extractor fan, window and tiled floor.

DRESSING ROOM

With built in hanging spaces, drawers and open fronted storage, oak effect flooring, window and spot lighting.

BEDROOM 2 3.52m x 3.25m (11'6" x 10'8")

A further double bedroom with views across the rear grounds towards the Lincolnshire Wolds and radiator, spot lighting and tv aerial point.

BEDROOM 3 3.45m x 2.43m (11'4" x 8'0")

A forward facing room with radiator, spot lighting and telephone point.

BEDROOM 4 3.24m x 2.09m (10'7" x 6'11")

A further forward facing room, radiator and spot lighting.

BATHROOM 3.82m x 1.94m (12'6" x 6'5")

A self indulgent luxury appointed with a modern suite in white to include a double ended bath with side filler, vanity unit with oak tops and inset wash hand basin with pillar tap, cupboards under and changeable mood lighting panel under, wc with concealed cistern, raised walk-in tiled wet area with fixed glazed panel, drencher head and hand held attachment, marble effect tiling to the shower area, part walls and to the floor, window, chrome towel radiator, extractor fan, spot lighting and under floor heating.

OUTSIDE

The property is discreetly situated behind ornamental trees and there is a gravel topped parking area to one side. A further gravel topped area allows for additional off road parking and a 5 bar gate opens to the rear where there is an extensive gravel topped Reception area which leads to a flagged terrace and barbeque area and on to the extensive lawned gardens which are ideal for secure family games or relaxed entertaining. There is a further gravel area with large timber shed which overlooks a wire fenced small paddock area with orchard beyond.



TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND C. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.





| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| | 71 | 81 |
| England & Wales | EU Directive 2002/91/EC |  |

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