



Meadow View

North Willingham, LN8 3RA



Book a Viewing!

£385,000

Meadow View is an exceptional extended Detached Bungalow occupying a non-estate position within the village of North Willingham, enjoying views over adjoining open paddocks to the rear. The property offers spacious and modern living accommodation whilst being conveniently located close to the popular Market Town of Market Rasen and the edge of the Lincolnshire Wolds. A particular feature of the property is the impressive Open Plan Living Space positioned to the rear of the home, designed to take full advantage of the garden and countryside views. Viewing is highly recommended to fully appreciate the position, views and impressive living accommodation this home has to offer.



Meadow View, North Willingham, LN8 3RA



SERVICES

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

North Willingham is a rural village to the East of the Market Town of Market Rasen. Market Rasen is a thriving market town situated on the edge of the Lincolnshire Wolds with the added benefit of the 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 guesthouses, public houses, library, healthcare providers and good local schooling.



ACCOMODATION

PORCH

7' 0" x 6' 2" (2.13m x 1.88m) With tiled flooring throughout, UPVC double-glazed external window and door to the front elevation and frosted UPVC double glazed window into hallway.

HALL

With marble effect tiled flooring throughout, radiator, storage cupboards with built in shelving and doors leading to all principal rooms.

BEDROOM 1

12' 9" x 12' 4" (3.89m x 3.76m) With radiator and UPVC double glazed window to the front elevation.



BATHROOM

3' 8" x 8' 11" (1.12m x 2.72m) With vinyl flooring throughout. Low level WC, wash hand basin, walk-in shower, radiator and window.

BEDROOM 2

16' 5" x 8' 4" (5m x 2.54m) With radiator and UPVC double glazed window to the front elevation.

BEDROOM 3

10' 5" x 8' 10" (3.18m x 2.69m) With radiator and UPVC double glazed window to the rear elevation.

BATHROOM

9' 3" x 5' 5" (2.82m x 1.65m) With tiled flooring throughout, low level WC, wash hand basin, vanity storage units, integrated bath with mixer taps. UPVC double glazed frosted window to the side elevation and fully tiled walls and ceiling.



KITCHEN

12' 10" x 17' 5" (3.91m x 5.31m) With tiled flooring throughout, radiator, fitted with a range of wall and base units with granite worktops over, integrated Belfast sink, induction hob, oven, microwave, dishwasher, space for American-style fridge freezer, large island with integrated wine fridge and storage, double doors leading to the living room, UPVC double glazed window to the rear elevation, UPVC double glazed window and door to utility room.

UTILITY ROOM

8' 3" x 9' 9" (2.51m x 2.97m) With tiled flooring throughout, radiator, fitted wall and base units, stainless steel sink with drainer, composite external door to the rear elevation and UPVC double glazed the window to side elevation.

LIVING ROOM

23' 0" x 11' 11" (7.01m x 3.63m) With radiators, UPVC double glazed window to the front elevation and opening into the dining area.

DINING AREA

8' 3" x 11' 11" (2.51m x 3.63m) With ceramic tiled flooring throughout, radiator, UPVC double glazed window to the side elevation and open access into the garden room.





GARDEN ROOM

10' 6" x 21' 11" (3.2m x 6.68m) With ceramic tiled flooring throughout, radiator, log burner, UPVC windows to the rear and side elevations, two sets of UPVC double glazed bi-fold doors to ceiling, leading onto the rear patio and garden.

OUTSIDE

The front of the property features a spacious gravel driveway providing off-road parking. There is a well maintained lawn with established plants and shrubs. Access to the rear is available via both sides of the property. The front elevation also benefits from solar panels.

The rear garden comprises a paved patio with surrounding wall, a well maintained lawn area and a large wooden garage (ideally for a small vehicle) or storage use. There is access to both sides of the property.



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 & Bennidge, Ringrose Lane LLP, Sutton & Co, Taylor Rowe, Bridge Market, Dale & Co, Bird & Co and Gilson Gray 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 for us them.

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

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

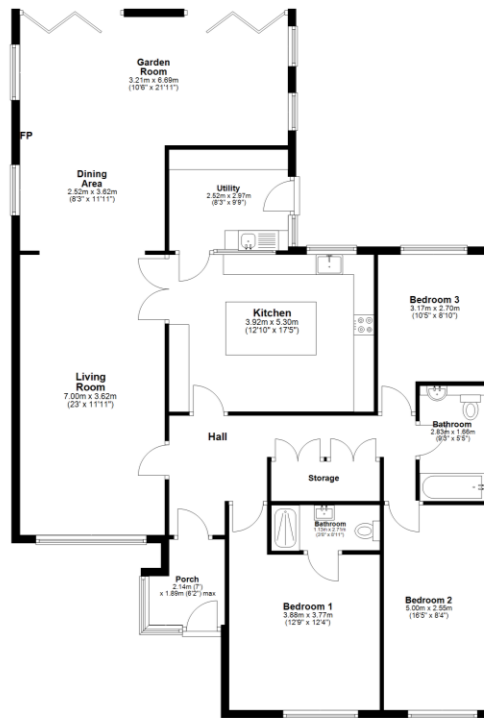
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys make every effort to ensure these details are accurate, however they do not represent the vendors (lessors) for whom they act as Agents give notice that:

- 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 in relation to this property.
- 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 advice or conveyances, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England N.O. DC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor

Approx. 153.4 sq. metres (1651.0 sq. feet)



Total area: approx. 153.4 sq. metres (1651.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on 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
NG25 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 and 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.



www.mundys.net