



**Hawthorn Cottage, Walesby Road,
Market Rasen, LN8 3EY**



Book a Viewing!

£400,000

Hawthorn Cottage presents an excellent opportunity to purchase a three bedroom detached home, conveniently situated within the popular Market Rasen town. Offering spacious accommodation arranged over two floors, the property is well suited to family living while also providing a degree of flexibility, with a ground-floor bedroom and bathroom offering potential for those seeking accommodation on one level. Internally, the property benefits from a number of reception areas, a conservatory, kitchen, separate utility room and ground floor WC, alongside two further bedrooms and a family bathroom to the first floor. Externally, Hawthorn Cottage occupies a generous plot with gardens extending around the property, ample off-road parking and a detached double garage.





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

HALL

With radiator, external door to the front elevation, stairs rising to the first floor, useful under stairs storage and doors leading to the principal ground floor accommodation.



LIVING ROOM

15' 11" x 14' 5" (4.85m x 4.39m) A comfortable reception room featuring carpeted flooring, radiators, a gas fireplace and a double glazed bay window to the front elevation. Double doors open through to the dining room, providing a natural connection between the two reception spaces.

DINING ROOM

11' 11" x 11' 11" (3.63m x 3.63m) With radiator and double glazed window to the side elevation. A sliding patio door opens into the conservatory, extending the available reception space and providing access towards the rear garden.

CONSERVATORY

12' x 11' 11" (3.66m x 3.63m) A brick built conservatory with tiled flooring, a tiled roof and uPVC double-glazed windows to the side and rear elevations. A uPVC double glazed door provides access to the rear garden, making this a useful additional reception area overlooking the outside space.



KITCHEN

11' 11" x 12' 4" (3.63m x 3.76m) Fitted with tiled flooring, radiator and a double glazed window to the rear elevation. The kitchen comprises a range of wall and base units, an integrated stainless-steel sink with drainer, spaces for a both a fridge freezer and freestanding range cooker.

UTILITY ROOM

6' 3" x 10' 11" (1.91m x 3.33m)

PORCH

2' 10" x 4' 11" (0.86m x 1.5m) With tiled flooring, an external door to the rear elevation and an internal door leading into the property.



WC

2' 10" x 5' 9" (0.86m x 1.75m) With tiled flooring, low level WC and a frosted window to the rear elevation.

BEDROOM 1

11' 11" x 13' (3.63m x 3.96m) A ground floor bedroom with carpeted flooring, radiator and double glazed window to the front elevation. Its position alongside the ground floor bathroom provides useful flexibility for family members.

BATHROOM

6' 3" x 8' 10" (1.91m x 2.69m) Fitted with vinyl flooring, low level WC, wash hand basin and a spacious walk-in shower. The room also benefits from a radiator, tiled walls and a double glazed frosted window to the side elevation.

FIRST FLOOR LANDING

With radiator and doors leading to the first floor accommodation.

BEDROOM 2

11' 10" x 13' 1" (3.61m x 3.99m) With radiator, double glazed window to the front elevation and built-in wardrobe storage. Access to the loft space is located behind the built-in wardrobes





BEDROOM 3

11' 6" x 12' 11" (3.51m x 3.94m) With radiator, double glazed window to the front elevation and built-in wardrobe storage. As with bedroom two, access to the loft space is located behind the built-in wardrobes.

BATHROOM

8' 7" x 12' 4" (2.62m x 3.76m) Fitted with vinyl flooring, low level WC, wash hand basin, shower cubicle and an integrated bath with dual taps. The room also benefits from a radiator, airing cupboard and double glazed frosted window to the rear elevation.

DOUBLE GARAGE

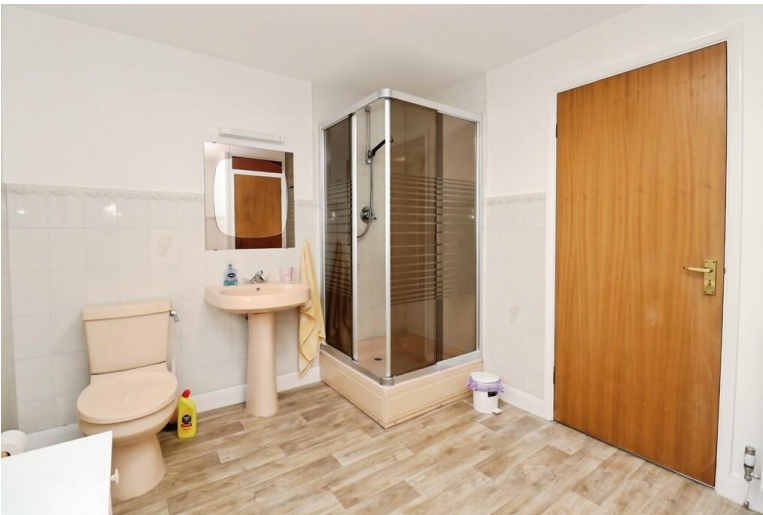
21' 10" x 18' 4" (6.65m x 5.59m) A useful additional feature, the detached double garage is fitted with an electric up-and-over door and benefits from power and lighting. Windows to the side and rear elevations provide natural light while an external side door offers additional access.

OUTSIDE FRONT

To the front there is a well maintained lawn complemented by mature trees and shrubs, creating an established setting for the property. A gravel driveway provides access towards the rear, with access available around both sides of the house.

OUTSIDE REAR

The grounds extend around the property, with a substantial block paved driveway providing off-road parking for multiple vehicles and access to the detached double garage. Beyond the parking area, the rear garden extends across two separate levels, with generous areas of well maintained lawn enclosed by fencing and established hedgerows. The combination of lawned gardens, mature boundaries and extensive parking offers considerable outdoor space for family use, gardening and entertaining.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING –C.

COUNCIL TAX BAND – E.

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.

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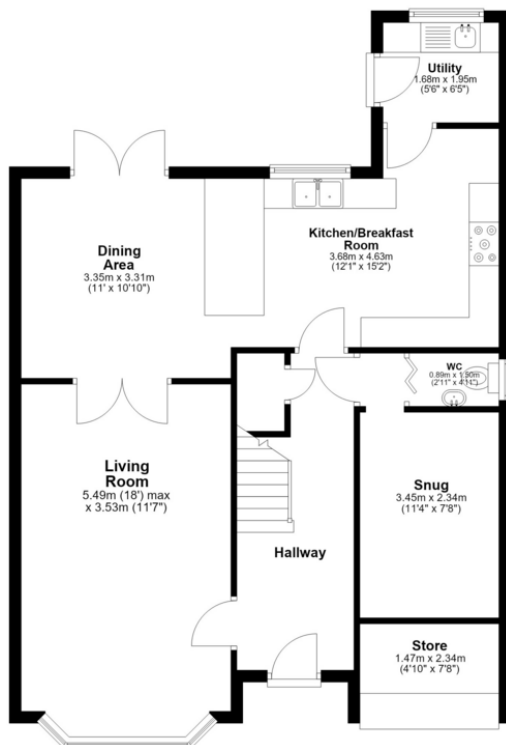
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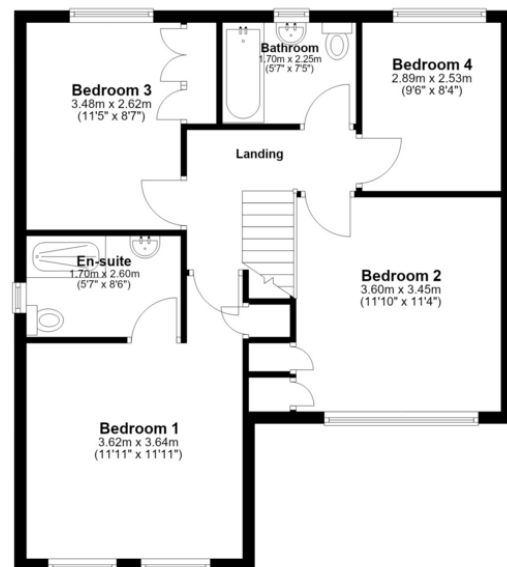
Ground Floor

Approx. 75.8 sq. metres (815.8 sq. feet)



First Floor

Approx. 61.9 sq. metres (666.6 sq. feet)



Total area: approx. 137.7 sq. metres (1482.5 sq. feet)

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

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01673 847487

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Newark
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