



**The Grove, 12 Caistor Road,
Market Rasen, LN8 3HX**



Book a Viewing!

£475,000

The Grove is a substantial and characterful four-bedroom home, occupying an impressive plot of approximately 0.77 acres (STS) in the heart of Market Rasen. Offering approximately 258 sq m of accommodation, the property combines the proportions of a substantial family home with established gardens, ample off-road parking and a detached double garage.

Believed to date back around 300 years in part, The Grove has been lovingly maintained by the current owner and retains many features associated with its age and history, including Yorkshire sliding windows, sash windows, exposed beams and timbers, fireplaces and stripped internal doors. Despite its generous grounds, one of the real advantages of the property is its convenient position within Market Rasen. The town centre, shops, schools and railway station are all within a short walk, making this a particularly practical location for family life.

Internally, the accommodation is both spacious and versatile. The ground floor includes a living room opening into the conservatory, separate dining room, farmhouse style kitchen. There is also a study which could provide a fifth bedroom if required, with an adjoining downstairs bathroom. Upstairs, there are four bedrooms, with the principal bedroom having an en-suite bathroom, with extensive built-in storage throughout.

Outside is where The Grove really stands apart. The property occupies approximately 0.77 acres (STS), with beautifully maintained and established gardens providing extensive lawns, well stocked beds and borders, mature trees and shrubs, and a patio area with pergola. The River Rase runs along the edge of the grounds, with an established wooded bank adding another interesting feature to the garden. A driveway provides ample off-road parking and access to the detached double garage, which has twin up-and-over doors, power and lighting.



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 a multi-pane glazed entrance door, radiator and staircase rising to the first floor with wooden banister and turned spindles and doors to the principal ground floor accommodation.

DINING ROOM

16' x 13' (4.88m x 3.96m) A spacious separate dining room with sash window to the front incorporating wooden shutters and further window to the rear, wood flooring, built-in stripped wood dresser and glazed display cabinet, useful understairs storage and feature fireplace with tiled detailing and quarry tiled hearth and a door leading to the inner lobby.



HALL

With wood flooring and doors leading to the living room and study.

KITCHEN

16' x 13' 11" (4.88m x 4.24m) Fitted with a range of panelled wooden wall and base units complemented by cream Quartz-style work surfaces and a 1½ bowl enamel sink and drainer, integrated double oven, five ring gas hob and extractor, sash window, terracotta tiled flooring and adjoining pantry with shelving.

STUDY/BEDROOM 5

16' x 11' 9" (4.88m x 3.58m) A useful additional reception room which could alternatively provide a fifth bedroom if required. With two multi-pane windows and glazed door providing direct access to the garden with adjoining shower room.



DOWNSTAIRS BATHROOM

10' 9" x 9' 2" (3.28m x 2.79m) Adjoining the study/potential fifth bedroom, low level WC, wash hand sink basin, step in shower, radiator and windows to front and rear elevations.

LOUNGE

24' 6" x 19' 9" (7.47m x 6.02m) A generous reception room with windows to the side and rear elevations, wood flooring and exposed beams and wall timbers, feature gas coal effect fire with granite hearth and surround and wooden mantel, double glazed doors with matching side screens open into the conservatory.



CONSERVATORY

16' x 13' 8" (4.88m x 4.17m) With exposed brickwork, tiled floor and UPVC double glazed windows overlooking the garden and double doors provide direct access outside.

FIRST FLOOR LANDING

With wooden banister and turned spindles, windows to the front elevation and extensive built-in storage including three double cupboards and additional linen/storage cupboards

BEDROOM 1

16' 1" x 20' 1" (4.9m x 6.12m) A spacious principal bedroom with windows to the rear and side elevations, including a traditional Yorkshire sliding window, extensive fitted wardrobes and dressing table and door leading to the en-suite bathroom.



EN-SUITE/MAIN BATHROOM

7' 3" x 10' 10" (2.21m x 3.3m) Fitted with a traditional claw foot bath, WC, bidet and wash hand basin set within a vanity unit, stripped wood flooring, two windows to the rear elevation and airing cupboard.

BEDROOM 2

12' 8" x 11' 10" (3.86m x 3.61m) With Yorkshire sliding windows to the rear elevation and a range of fitted wardrobes and storage cupboards.



BEDROOM 3

12' 8" x 12' 2" (3.86m x 3.71m) With Yorkshire sliding window to the rear elevation, radiator and fitted wardrobes with storage above.

BEDROOM 4

16' 1" x 6' 7" (4.9m x 2.01m) A good-sized bedroom with Yorkshire sliding window to the rear elevation and an extensive range of fitted wardrobes and storage cupboards.

DETACHED DOUBLE GARAGE

19' 8" x 19' 8" (5.99m x 5.99m) With twin up-and-over doors, power and lighting.

OUTSIDE

The Grove occupies an impressive plot of approximately 0.77 acres (STS), with beautifully maintained gardens forming a significant part of the property's appeal. The established grounds incorporate extensive lawns, mature trees and shrubs, well stocked flowerbeds and borders and a patio seating area with pergola. The River Rase runs along the edge of the grounds, bordered by an established wooded bank. A driveway provides ample off-road parking and access to the detached double garage.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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.

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

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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

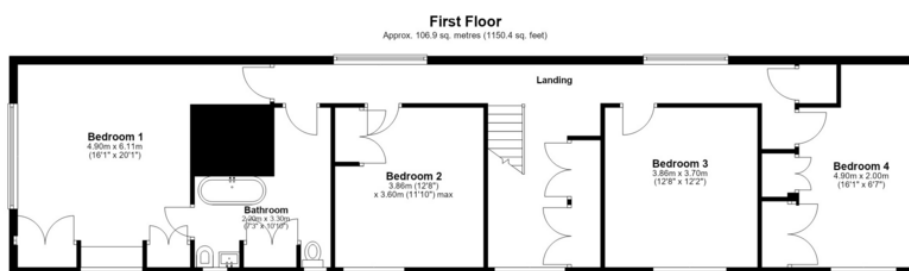
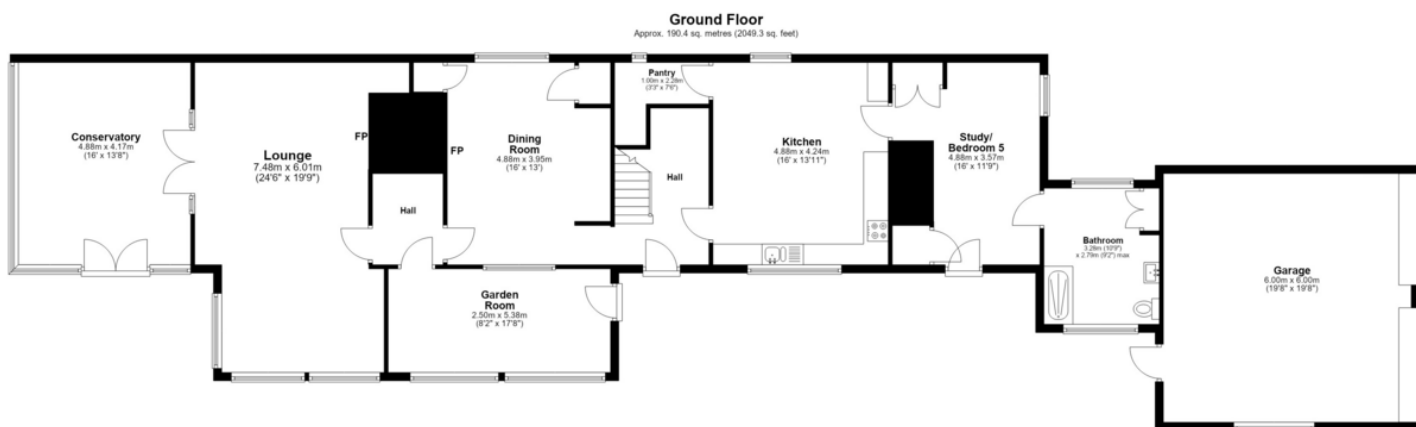
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Total area: approx. 297.3 sq. metres (3199.7 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
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Market Rasen
LN8 3EH
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22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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