

Sanderlings, Willingham Road,

Market Rasen, LN8 3RE

Book a Viewing!

£550,000

Sanderlings is a well presented and generously proportioned home, occupying a convenient yet sheltered position in Market Rasen, close to open countryside on the edge of the Lincolnshire Wolds. Set back from the road, the property offers versatile accommodation arranged over two floors, with five double bedrooms, multiple reception rooms and a particularly useful ground-floor bedroom and shower room, making it well suited to a variety of family and lifestyle requirements.

An especially appealing feature is the flexibility offered by the ground-floor layout, which provides potential for the creation of a self-contained, one bedroom annexe, subject to any necessary building regulations, planning permissions and other consents. This could be particularly useful for multi-generational living, dependent relatives or those seeking accommodation for guests.

The property is approached via a spacious driveway, providing off-road parking for multiple vehicles and access to the detached double garage. Internally, the accommodation begins with an entrance porch featuring an attractive voussoir arch, leading through to the inner hallway. The ground floor offers a choice of reception spaces, including a snug with an open fireplace and sliding doors to the rear garden, a formal dining room and a spacious main living room with a gas fireplace and triple-aspect windows.

At the heart of the home is an open plan kitchen and breakfast room, fitted with a range of units, wooden worktops and a central island incorporating storage and space for breakfast bar seating. Further ground-floor accommodation includes a second living room or office, a double bedroom and a shower room, accessed via a rear hallway which also benefits from its own external entrance.

To the first floor are four further double bedrooms, including the principal bedroom with en-suite shower room, together with a family bathroom featuring a freestanding bath and separate shower cubicle.

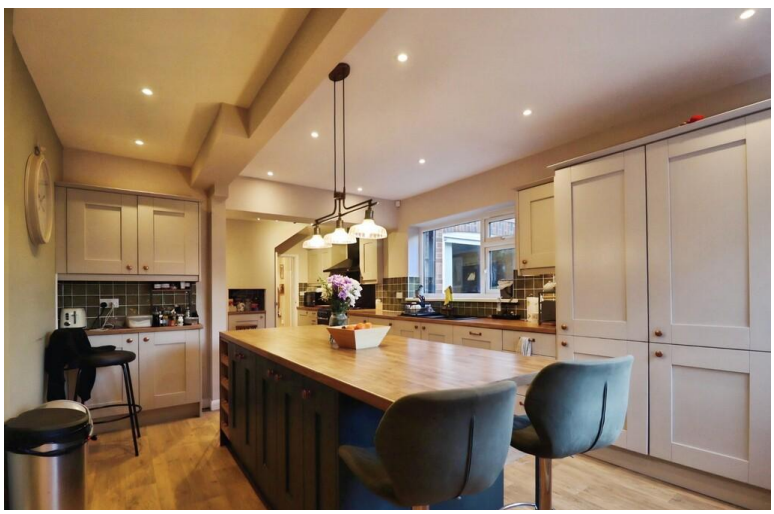
Outside, the property enjoys gardens to the front, side and rear. The generous south facing rear garden features a large paved patio, providing an excellent space for outdoor seating and entertaining, alongside further garden space with established planting. There is also a secluded garden to the side, offering a quieter area to relax or potential space for vegetable beds and cultivation. The gardens provide access to the detached double garage, while a side pathway connects the rear and front of the property.

Combining generous accommodation, considerable flexibility and a convenient position close to both the town and surrounding countryside, Sanderlings offers a great deal to appreciate. Viewing is highly recommended.

Sanderlings, Willingham Road, Market Rasen, LN8 3RE







LOCATION
Situated on the edge of Market Rasen, approximately 0.6 miles from the town centre and backing onto open countryside. Market Rasen offers a range of everyday amenities, including independent shops, supermarkets, cafés, public houses and a weekly market. The town also benefits from primary and secondary schooling, a leisure centre with gym facilities, Market Rasen Racecourse and a golf club.

The nearby Lincolnshire Wolds provide an excellent choice of walking and cycling routes, with the surrounding countryside offering plenty of opportunities to enjoy the outdoors. The historic city of Lincoln is approximately 20 miles away and provides a wider range of shopping, cultural attractions, restaurants, bars and cafés.

ACCOMMDATION

HALL
12' 11" x 15' 5" (3.94m x 4.7m) With laminate flooring throughout, radiator, uPVC double glazed window to the side elevation, composite external entrance door to the front elevation, staircase rising to the first floor and doors leading to the ground floor accommodation.









SNUG
10' 8" x 14' 2" (3.25m x 4.32m) A characterful reception room featuring original parquet flooring, radiator, uPVC double glazed windows to the front elevation, sliding uPVC double glazed patio doors opening onto the rear garden and an attractive open fireplace.

DINING ROOM
9' 8" x 18' 5" (2.95m x 5.61m) Featuring original wooden parquet flooring, radiator and uPVC double glazed window to the front elevation. The room provides space for a formal dining table and connects to the main living room via double doors.

LIVING ROOM
16' 9" x 16' 10" (5.11m x 5.13m) A spacious reception room with carpeted flooring, two radiators and triple aspect uPVC double glazed windows to the front and side elevations, allowing plenty of natural light. A gas fireplace provides a focal point, while double doors lead through to the dining room.

KITCHEN/BREAKFAST ROOM
12' 11" x 24' 5" (3.94m x 7.44m) A generous kitchen and breakfast room with laminate flooring, radiator and dual aspect uPVC double glazed windows to the rear elevation.

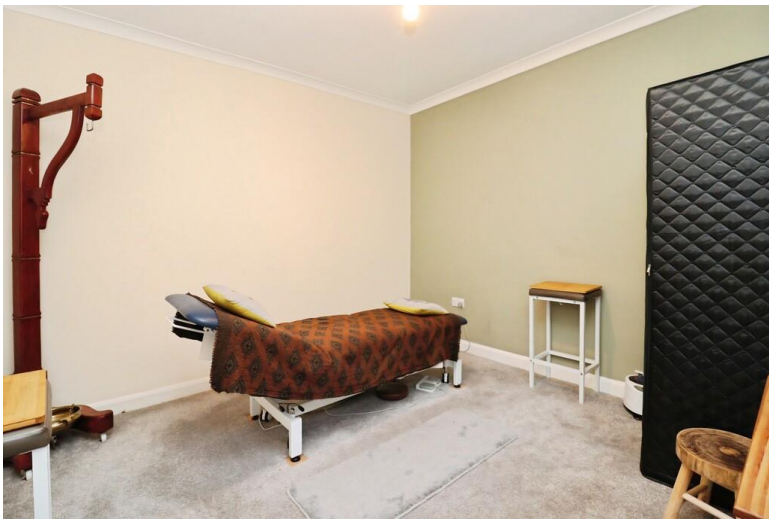
The kitchen is fitted with a range of wall and base units, complemented by wooden worktops and tiled splashbacks. Features include a ceramic sink with hot and cold taps and an additional boiling water tap. There is space for a freestanding range cooker with extractor over and a freestanding fridge/freezer.

A central island provides further storage and worktop space, together with provision for breakfast bar seating, creating a practical and sociable area for everyday living.

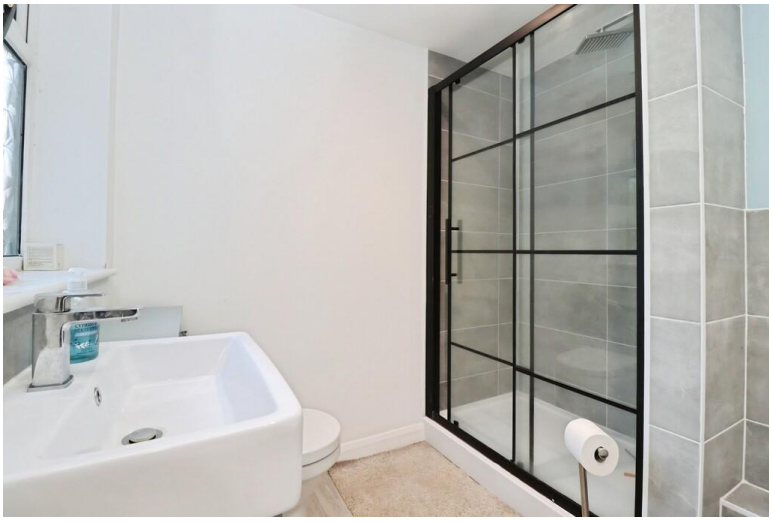
HALLWAY
16' 5" x 13' 8" (5m x 4.17m) Fitted with laminate flooring, radiator and uPVC double glazed window to the rear elevation. The hallway benefits from external access via a composite door to the rear, together with a further composite external door to the front elevation and provides access to the additional ground floor accommodation.

SECOND LIVIING ROOM/ STUDIO OFFICE
16' 5" x 18' 6" (5m x 5.64m) A versatile additional reception room, currently offering potential for use as a living room or home office. The room features laminate flooring, three radiators, dual aspect uPVC double glazed windows to the side elevation and uPVC double glazed patio doors opening onto the rear garden. A gas fireplace provides a further focal point.

BEDROOM 5
9' 8" x 11' 4" (2.95m x 3.45m) A double bedroom with laminate flooring, radiator and uPVC double glazed window to the front elevation.









BATHROOM
6' 11" x 9' 9" (2.11m x 2.97m) Fitted with vinyl flooring, low level WC and wash hand basin with integrated storage beneath. There is a spacious walk-in shower with floor to ceiling tiling and a uPVC double glazed frosted window to the front elevation.

FIRST FLOOR LANDING
With access to the roof space and uPVC double glazed windows to the front elevation. The landing also provides built-in cupboard storage, housing the boiler, with doors leading to the first floor accommodation.

BEDROOM 1 11' 11" x 15' (3.63m x 4.57m) A well proportioned double bedroom with carpeted flooring, radiator and uPVC double glazed window to the side elevation. The room benefits from built-in wardrobe space, a fitted desk area and access to its own en-suite shower room.

EN-SUITE
11' 11" x 2' 11" (3.63m x 0.89m) Fitted with vinyl flooring, low-level WC, wash hand basin with integrated storage and shower cubicle. A uPVC double glazed frosted window to the front elevation provides natural light.

BEDROOM 2
10' 8" x 14' 2" (3.25m x 4.32m) A further double bedroom with carpeted flooring, radiator and uPVC double glazed windows to both the front and rear elevations.

BEDROOM 3
11' 7" x 9' 7" (3.53m x 2.92m) With carpeted flooring, radiator and uPVC double glazed window to the rear elevation.

BEDRROM 4
10' 7" x 10' 11" (3.23m x 3.33m) With carpeted flooring, radiator and uPVC double glazed window to the front elevation.

BATHROOM
8' x 11' 2" (2.44m x 3.4m) Fitted with vinyl flooring, low level WC and wash hand basin with integrated storage. The bathroom also features a freestanding bath with traditional style claw feet and taps, a separate shower cubicle with tiled surrounds, towel rail radiator and uPVC double glazed frosted window to the rear elevation.

GARAGE
19' 6" x 19' 9" (5.94m x 6.02m) The detached double garage benefits from twin electric up-and-over doors, power and lighting, together with an external door to the rear elevation.









OUTSIDE
Sanderlings is approached via a spacious driveway providing off-road parking for multiple vehicles, with access to the detached double garage. A pathway to the side of the property provides access through to the rear garden.

The rear garden is a particularly attractive feature, enjoying a southerly aspect and offering a generous paved patio area, ideal for outdoor dining, entertaining and relaxing. Beyond the patio, the garden provides further space for lawn and established planting, creating a pleasant outdoor setting. The property also benefits from a secluded garden area to the side, providing a further private space with potential for vegetable patches, cultivation or simply enjoying the surroundings. There is access to the garage from the garden, adding to the practicality of the outside space.

ANNEX POTENTIAL
The existing ground-floor layout offers an interesting opportunity for a purchaser to explore the possibility of creating a self-contained one bedroom annexe. With a ground floor bedroom, shower room, separate reception space and rear hallway with external access already in place, the arrangement provides a useful starting point for those considering multi-generational accommodation or independent living space.

Any proposed alterations or change of use would be subject to the necessary planning permissions, building regulations and other relevant consents. Purchasers are advised to make their own enquiries with the appropriate authorities.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – G.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

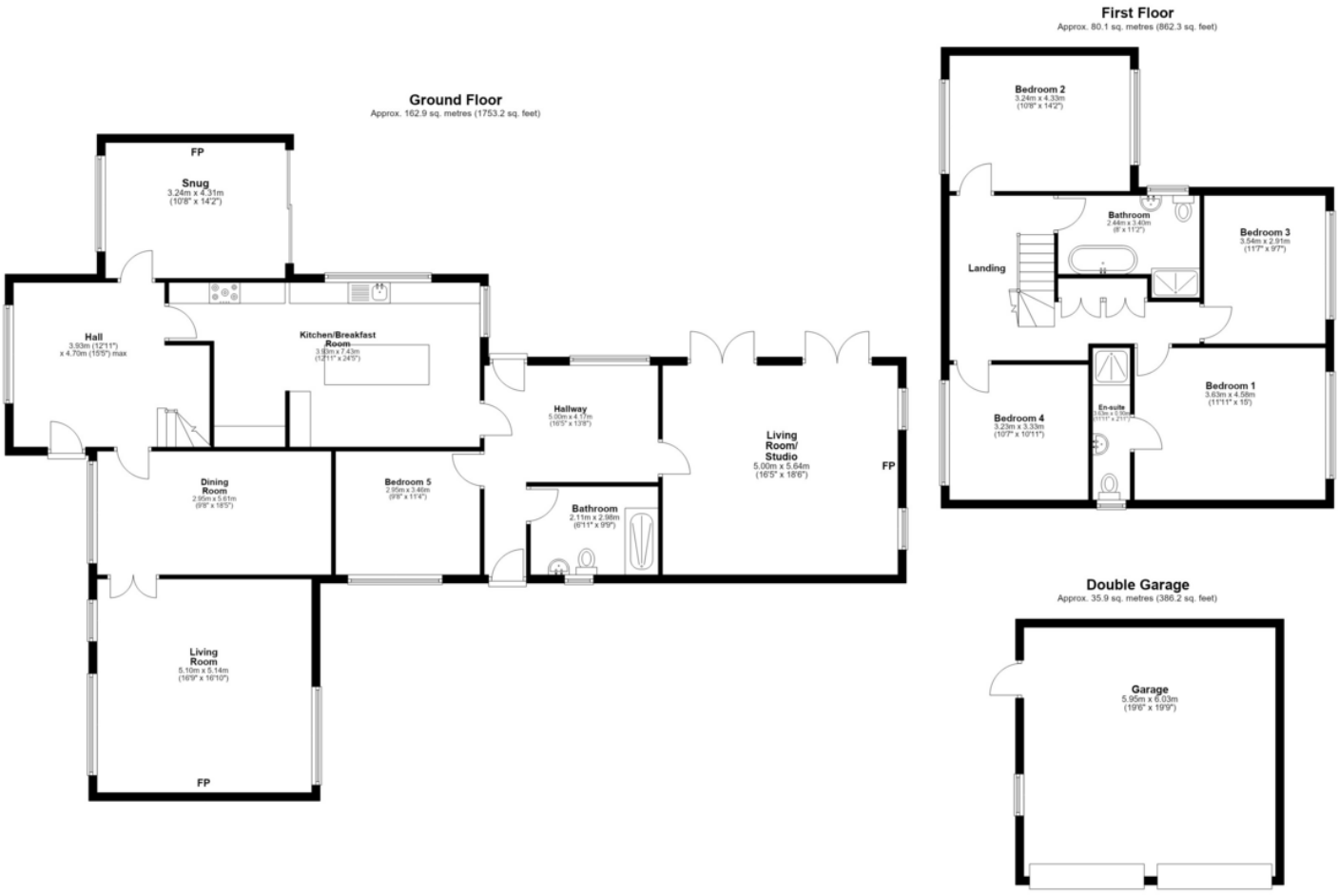
BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.







Total area: approx. 278.9 sq. metres (3001.6 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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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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