



Plot 4, Legsby Court, Legsby Road

Market Rasen, LN8 3DZ



Book a Viewing!

£415,000

Occupying pleasant position within this exclusive cul-de-sac development, Plot 4 is a double bay fronted detached bungalow, offering well balanced accommodation and a practical layout.

The property is accessed via a central Entrance Hall, which includes a plant room and provides access to all principal rooms. A Lounge is positioned to the front of the property and features a bay window, creating a bright reception space.

To the rear, the open plan Kitchen Diner forms the main living area of the home, with bi-fold doors opening directly onto the garden and a large patio area. The Kitchen will be fitted with integrated appliances.

The accommodation includes three Bedrooms, with the principal Bedroom benefiting from a bay window and an En-suite Shower Room. Two further Bedrooms are served by a separate Family Bathroom. Both the En-suite and main Bathroom will be finished with full wall tiling, while oak internal doors are fitted throughout.

Externally, the property benefits from a rear garden with a generous patio area. A generous sized driveway provides parking and access to a detached double garage.

Plot 4 will be completed to a high standard throughout and is designed to achieve an A-rated EPC, incorporating air-source heat pump technology with radiator heating, solar panels and triple glazed windows.

Located on the outskirts of Market Rasen, the development offers a quieter setting while remaining within easy reach of the town centre, golf club and racecourse.



LOCATION

Market Rasen is a well-connected Lincolnshire market town offering an excellent balance of countryside surroundings and everyday amenities. The town centre provides a range of independent shops, cafés, pubs and restaurants, alongside supermarkets, convenience stores and essential local services.

For leisure and recreation, the town is home to Market Rasen Leisure Centre and the renowned Market Rasen Racecourse. The surrounding area offers excellent walking and cycling routes, with the Lincolnshire Wolds Area of Outstanding Natural Beauty located just a short distance away. Willingham Woods, a popular local beauty spot, is also nearby and offers extensive woodland trails ideal for walking and outdoor enjoyment.

The nearby village of Tealby is widely regarded as one of Lincolnshire's most attractive villages, known for its traditional stone properties, scenic countryside walks and the popular King's Head pub.

Market Rasen benefits from a train station with regular services to Lincoln, Grimsby and Cleethorpes, while road links provide easy access to Lincoln (approximately 15 miles), Louth, Caistor and the Lincolnshire coast. The A46 and A631 offer straightforward connections to the wider region and motorway network.



DEVELOPMENT

Positioned on the quiet outskirts of Market Rasen, this exclusive development comprises just six detached bungalows, thoughtfully arranged within a private cul-de-sac and surrounded by open space. Accessed via a shared private drive from Legsby Road, the homes are well set back, creating a sense of privacy while remaining conveniently placed for the town centre, golf club and racecourse.

Each property occupies a generous individual plot, with selected homes enjoying open views across adjoining paddocks. All six bungalows offer three bedrooms, including a principal bedroom with en suite, alongside a separate family bathroom. The layouts have been carefully designed to combine traditional proportions with modern living, ensuring practical, comfortable homes suitable for a wide range of buyers.

At the heart of each home is a spacious open-plan kitchen diner, positioned to the rear and opening directly onto the gardens via bi-fold doors. These spaces have been designed to make the most of natural light and garden access, with private patio areas ideal for everyday living and entertaining.

The development includes a variety of elevations and layouts, with a mix of single and double bay-fronted designs. Plot 1 and Plot 6 are the larger of the two house types and both benefit from utility rooms with direct internal access to their garages. Plot 1 enjoys a particularly generous plot and a long single garage, while Plot 6 also offers a utility room, single garage and south-facing garden with paddock views to the rear.

Plots 2 and 4 feature attractive double bay-fronted elevations and benefit from double garages, offering excellent parking and storage. Plots 3 and 5 also feature double bay-fronted designs with notably generous kitchen spaces. Plot 3 includes a double garage, while Plot 5 occupies a standout corner plot with a south-facing rear garden, paddock views and a single garage, making it one of the most distinctive positions within the development.

All homes are designed with energy efficiency at their core and are projected to achieve an A-rated EPC. Specifications include air-source heat pumps with radiator heating, solar panels and triple-glazed windows, delivering excellent thermal performance and reduced running costs.

Every property will be completed to a high standard throughout, with fitted kitchens including integrated appliances, quality bathroom suites with full wall tiling, and carefully selected finishes designed to create modern, well-balanced interiors.

ABOUT THE DEVELOPER

BOSS GROUP Mundys are proud to be working in partnership with Boss Group, an award-winning, family-run Lincolnshire developer recognised for quality, reliability and attention to detail.

Ground Floor

Approx. 104.6 sq. metres (1125.7 sq. feet)



Total area: approx. 104.6 sq. metres (1125.7 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.

Plot 4, Legsby Court

With many years of experience across both residential and commercial projects, Boss Group provides a complete in-house service, from design and planning through to construction and completion. Their experienced team of builders, designers and engineers work closely together to ensure each development is delivered efficiently and to a consistently high standard.

A strong focus on craftsmanship, practical design and long-term quality has helped establish Boss Group as one of Lincolnshire's most respected developers, with their work regularly recognised through multiple industry awards.

IMAGE DISCLAIMER

Some images have been digitally enhanced and/or virtually staged for illustrative purposes. Furniture, furnishings, curtains, accessories, decorative items, planting, landscaping and turf shown may have been digitally added and are not included in the sale.

Where virtual staging has been used, it is intended to help demonstrate the potential use and presentation of the space. The original property photograph has been used as the basis of the image; however, digitally added items should not be relied upon as an exact representation of size, scale or appearance.

Any digitally added external landscaping or turf is illustrative of how unfinished areas could appear once completed and does not constitute confirmation of the final landscaping specification.

Buyers should rely on an in-person viewing, the property specification and information provided by the selling agent/developer to establish what is included within the sale.

ENTRANCE HALL

LOUNGE 14' 5" x 12' 9" (4.39m x 3.89m)

KITCHEN/DINER 18' 9" x 11' 9" (5.72m x 3.58m)

BEDROOM 1 17' 2" x 12' 2" (5.23m x 3.71m)

BEDROOM 2 12' 3" x 10' 1" (3.73m x 3.07m)

BEDROOM 3 12' 3" x 10' 1" (3.73m x 3.07m)

BATHROOM 9' 5" x 7' 6" (2.87m x 2.29m)

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – A.

COUNCIL TAX BAND – TBC.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here - [Mobile Checker](#)

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](https://www.mundys.net)

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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 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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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated here in as not verified.

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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

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