



Lynwode Lodge, Walesby Road

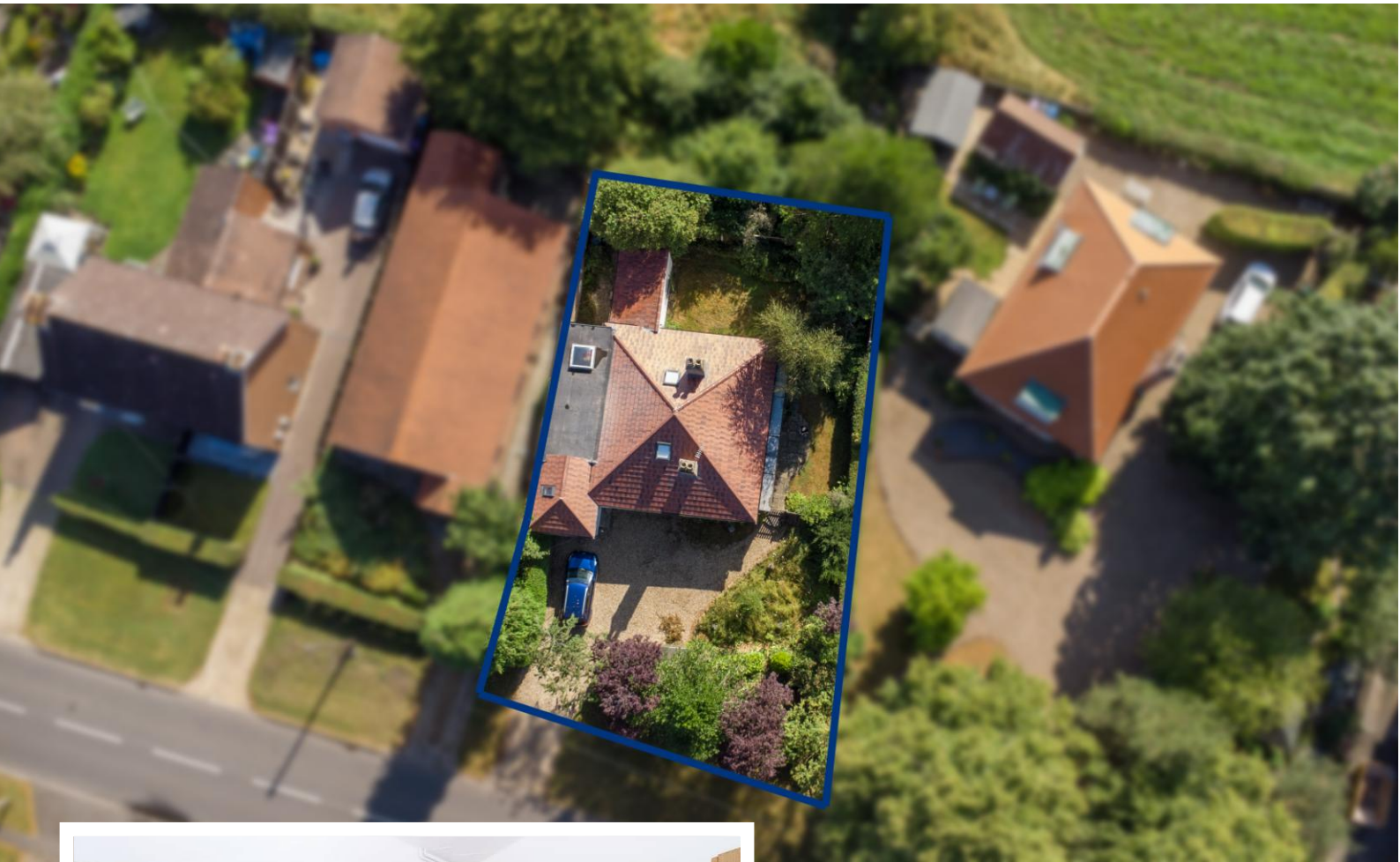
Market Rasen, LN8 3EY

£349,000

A rare opportunity to acquire a much larger than anticipated detached, extended dormer bungalow in a highly desirable location. Offering spacious and extremely versatile living accommodation, 'Lynwode Lodge' must be viewed to fully appreciate what this wonderful home has to offer! The property is accessed via its welcoming Reception Hallway leading to a Snug/Music Room and feature spiral staircase to the converted loft space, currently utilised as a Bedroom. Further principal ground floor rooms briefly comprise: Lounge with double sided multi-fuel burner, 3 double Bedrooms, Family Bathroom, open plan Kitchen/Breakfast Room/Dining Room and Inner Hall leading to the Shower Room and additional Bedroom that is currently utilised as a large Office Space. Outside the property enjoys wraparound gardens that have partly been set to wildflower and meadow, patio areas and a delightful secluded walled garden area that can also be accessed via the Dining Room door. A gravelled parking area to the front of the property provides off road parking for several cars and also features a useful electric car charging point.



Walesby Road, Market Rasen, LN8 3EY



SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Proceed east along Queen Street, turn left at the Oxford Street traffic lights onto Jameson Bridge Street and proceed up Walesby Road where the property can be found on the right hand side, just after the left hand turning for Lancaster Drive.

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 guesthouses, 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').



RECEPTION HALL

Covered entrance portico leads to a wooden, single glazed entrance door with courtesy lighting and decorative stained glass inset above. The welcoming Reception Hallway provides access to the principal ground floor rooms and onto the open Snug/Music Room area (detailed separately). Having exposed floorboards, 2x ceiling light points and dado rail.

LOUNGE

14' 0" x 13' 1" (4.29m x 4.01m) Having bay window to the side elevation and a further window to the rear elevation, 2x radiators, 2x wall light points, exposed floorboards, focal point of the feature fireplace with inset double sized log-burner and tiled hearth, fitted storage cupboards to each chimney breast recess and fitted shelving above.

RECEPTION HALL / SNUG

18' 6" x 8' 2" (5.65m x 2.50m) Having exposed floorboards, window to the rear elevation, radiator, ceiling light point, feature fireplace with double sided log burner and tiled hearth, original full length storage cupboards either side of the fireplace, dado rail, laundry rack, fitted wooden bookshelves with feature timber panelling piece situated behind the ornate spiral staircase leading to the First Floor Room, currently used as a Bedroom.



BREAKFAST ROOM

8' 8" x 6' 4" (2.65m x 1.94m) Having laminate wood effect luxury vinyl tiled flooring, radiator, open archway leading to the Dining Room and also onto the Kitchen. Ceiling light point and a range of bespoke oak fitted cupboards and a full length larder style cupboard.

KITCHEN

14' 11" x 8' 0" (4.56m x 2.45m) With a range of fitted bespoke oak units with contrasting work surfaces and upstands over, further complimenting units to eye level and larder style cupboards (one housing the gas fired central heating boiler) and fridge freezer recess. An inset ceramic sink unit with mixer tap over, tiling to splashbacks and cooker area, integral oven with 5 ring gas hob above and extractor hood, integral dishwasher. Tiled effect vinyl flooring, a uPVC double glazed window to each side elevation and 2x ceiling light points.



DINING ROOM

10' 0" x 6' 10" (3.06m x 2.09m) Having laminate wood effect luxury vinyl tiled flooring, uPVC double glazed door to the rear walled garden area, uPVC double glazed roof lantern, wall light point and radiator.

INNER HALLWAY

7' 6" x 3' 1" (2.30m x 0.94m) Having laminate wood effect luxury vinyl tiled flooring, ceiling light point, radiator and 2 decorative frosted glass block wall insets. Leading to the Office and Shower-room



SHOWER ROOM

7' 1" x 3' 9" (2.17m x 1.16m) Having tiled flooring and majority walls, ceiling light point, extractor, towel rail/radiator, wash hand basin, WC and walk in shower area with electric shower.

OFFICE / ADDITIONAL BEDROOM

18' 0" x 7' 6" (5.49m x 2.31m) Having laminate wood effect tiled flooring, 2x ceiling light points, skylight with 'velux' window, radiator, uPVC double glazed window to the front elevation and uPVC double glazed door. A versatile room that whilst is currently utilised as an Office, it was designed in mind for use as a possible bedroom with the useful adjoining Shower-room and separate entrance door.



BEDROOM TWO

12' 3" x 10' 1" (3.74m x 3.09m) Having exposed floorboards, ceiling light point, picture rail, radiator, bay window to the side elevation and feature fireplace with inset log burner.

BEDROOM THREE

12' 3" x 9' 7" (3.74m x 2.94m) Having exposed floorboards, ceiling light point, picture rail, radiator, window to the front elevation and a range of fitted bedroom furniture to include wardrobes with cupboards above.

BEDROOM FOUR

12' 1" x 9' 8" (3.70m x 2.95m) Having exposed floorboards, ceiling light point, radiator, window to the front elevation and feature fireplace (currently not working) with fitted shelving to each chimney breast recess



BATHROOM

9' 3" x 6' 2" (2.84m x 1.89m) Having tiled effect vinyl flooring, 2x ceiling light point, extractor, towel rail/radiator, WC, wash hand basin, 2x decorative frosted glass block wall insets, claw foot roll top bath with telephone style mixer tap and shower handset and focal tiling to splashbacks.

BEDROOM

15' 2" x 14' 9" (4.64m x 4.50m) Spiral staircase leading from the Reception Hall/Snug up to this wonderful converted loft room. Having wood effect laminate flooring, 2 Velux windows, ceiling light point, painted feature beams and fitted cupboards in the eaves space, one giving access to the loft space.

OUTSIDE

Large gravelled driveway providing ample off road parking for several vehicles, with bike shed and leading to the Office Entrance Door and in turn to the gated pedestrian pathway beyond the front lawn and to the main entrance door. The side gardens are set predominately to the wildflower and meadow lawns with mature shrubs and trees, fenced borders, shed area and wrapping around to the rear elevation via gated archway. The gated archway leads to the wonderfully secluded area fondly known as 'the walled garden' that can be accessed via the Dining Room door providing a low maintenance gravelled and paved area additional seating area.



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

Westlaby Financial Services, who will be able to offer a range of financial service products. Should you decide to instruct, Westlaby Financial Services will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition, Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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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

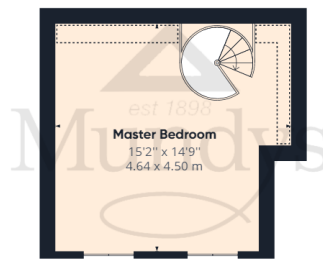
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Ground Floor Building 1



Floor 1 Building 1

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