



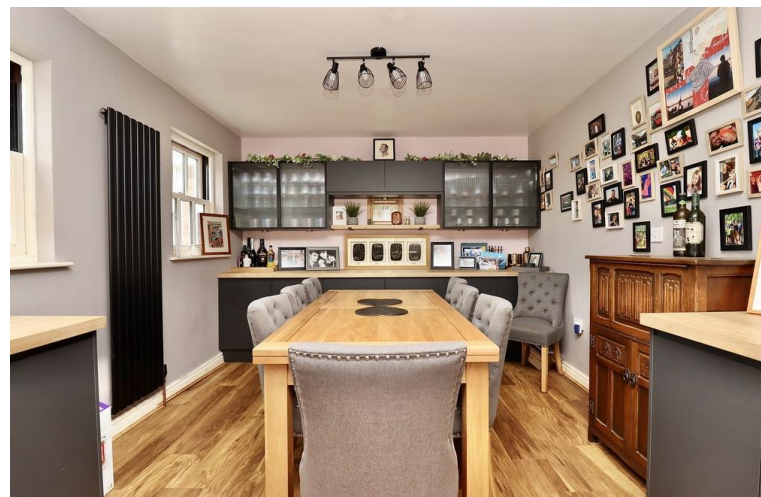
Appletree House, Bleasby Moor

Market Rasen, LN8 3QL

£585,000

A fantastic opportunity to acquire a substantial four bedroom detached family home, situated in the quiet and peaceful village of Bleasby Moor and sits on approximately 0.85 acres (STS) with a secure paddock to the rear. The property features a Garden Room extension to the rear which overlooks the garden and a recently fitted high specification Kitchen which has been opened into the Dining Area offering an open plan living space. In further detail the accommodation comprises of Entrance Hall, Lounge, Garden Room, Kitchen Area, Dining Area, Utility Room, Study, Downstairs WC and a First Floor Landing leading to four Bedrooms, Bathroom and a Dressing Area and En-Suite Shower Room to the Main Bedroom. Outside there is a gravelled in-and-out driveway to the front with access to the side leading to a further driveway providing ample off-street parking and access to the detached double garage. Furthermore there is a detached workshop and a summer house with a hot tub. Viewing of the property is highly recommended.





SERVICES

Mains electricity and water. Oil-fired central heating. Drainage to septic tank.

EPC RATING – D

COUNCIL TAX BAND – E

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Bleasby Moor is a small rural village to the South of the Market Town of Market Rasen, which is approximately 4 miles away. Both the Cathedral City of Lincoln and the Town of Louth are within approximately 15 miles, whilst the nearby village of Wragby also offers a range of local facilities. Primary schooling is available in both Market Rasen and Wragby and secondary schooling in Market Rasen.



ACCOMMODATION

ENTRANCE HALL

With external door, laminate flooring, stairs to First Floor, understairs storage cupboard and radiator.

LOUNGE

22' 10" x 11' 8" (6.96m x 3.56m), with two timber windows, laminate flooring, fire surround and hearth and radiator.

GARDEN ROOM

13' 1" x 10' 0" (3.99m x 3.05m), with UPVC double glazed windows and sliding doors to the rear garden, laminate flooring and spotlighting.



KITCHEN AREA

15' 7" x 10' 8" (4.75m x 3.25m), with external stable door and two timber windows, laminate flooring, fitted with a range of wall, base units and drawers with oak work surfaces over, Range cooker with extractor fan over, composite sink, plumbing/space for a dishwasher, centre island with breakfast bar and base unit, vertical radiator and spotlighting.

DINING AREA

11' 8" x 10' 11" (3.56m x 3.33m), with two timber windows, laminate flooring, wall and base units with oak work surfaces over and vertical radiator.



UTILITY ROOM

8' 5" x 6' 4" (2.57m x 1.93m), with timber window, laminate flooring, base unit with work surface over, stainless steel sink drainer, plumbing/spaces for washing machine and tumble dryer, oil-fired central heating boiler, extractor fan and access to the Store Room with space for a chest freezer.

STUDY

10' 10" x 7' 9" (3.3m x 2.36m), with two timber windows and radiator.

WC

With laminate flooring, low level WC, wash hand basin, radiator and extractor fan.



FIRST FLOOR LANDING

With timber window, bannister rail, radiator and airing cupboard housing the hot water cylinder.

BEDROOM 1

17' 8" x 10' 11" (5.38m x 3.33m), with two timber windows and radiator.

DRESSING AREA

6' 4" x 6' 4" (1.93m x 1.93m), giving access to the En-Suite.



EN-SUITE

6' 6" x 6' 4" (1.98m x 1.93m), with timber window, tiled flooring, low level WC, wash hand basin with cupboards, shower cubicle, part-tiled walls, radiator and extractor fan.

BEDROOM 2

11' 3" x 10' 9" (3.43m x 3.28m), with two timber windows and radiator.

BEDROOM 3

11' 7" x 11' 2" (3.53m x 3.4m), with two timber windows and radiator.

BEDROOM 4

11' 8" x 11' 3" (3.56m x 3.43m), with two timber windows and radiator.

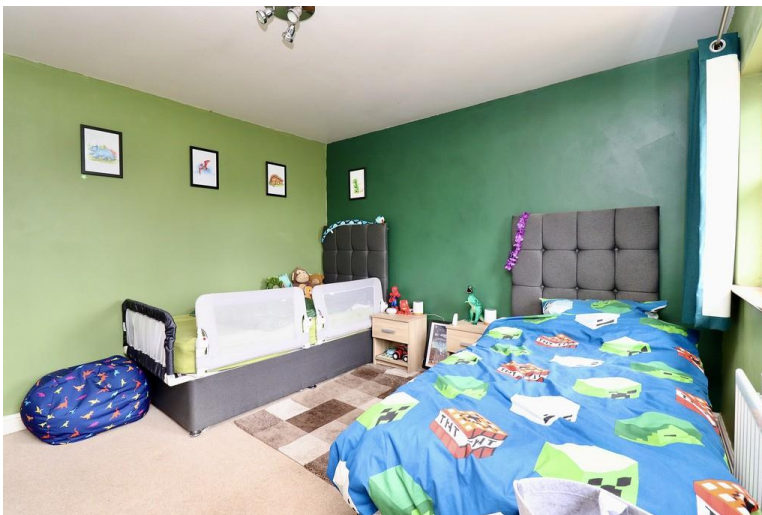


BATHROOM

10' 11" x 7' 3" (3.33m x 2.21m), with two timber windows, low level WC, wash hand basin, corner bath, radiator, spotlighting and extractor fan.

OUTSIDE

To the front of the property there is a large in-and-out gravelled driveway and double gates leading to a further gravelled driveway providing ample off-street parking and access to the detached double garage. There is a garden with a lawned area, patio seating area and a gravelled area which also gives access to a summer house with hot tub. To the left of the garden there is a wood chipped area which is currently used as a children's play area. Beyond the garden there is a grass paddock with a detached workshop and a storage area.



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

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sils & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gimson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

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.

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

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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 roughly checked.

GENERAL

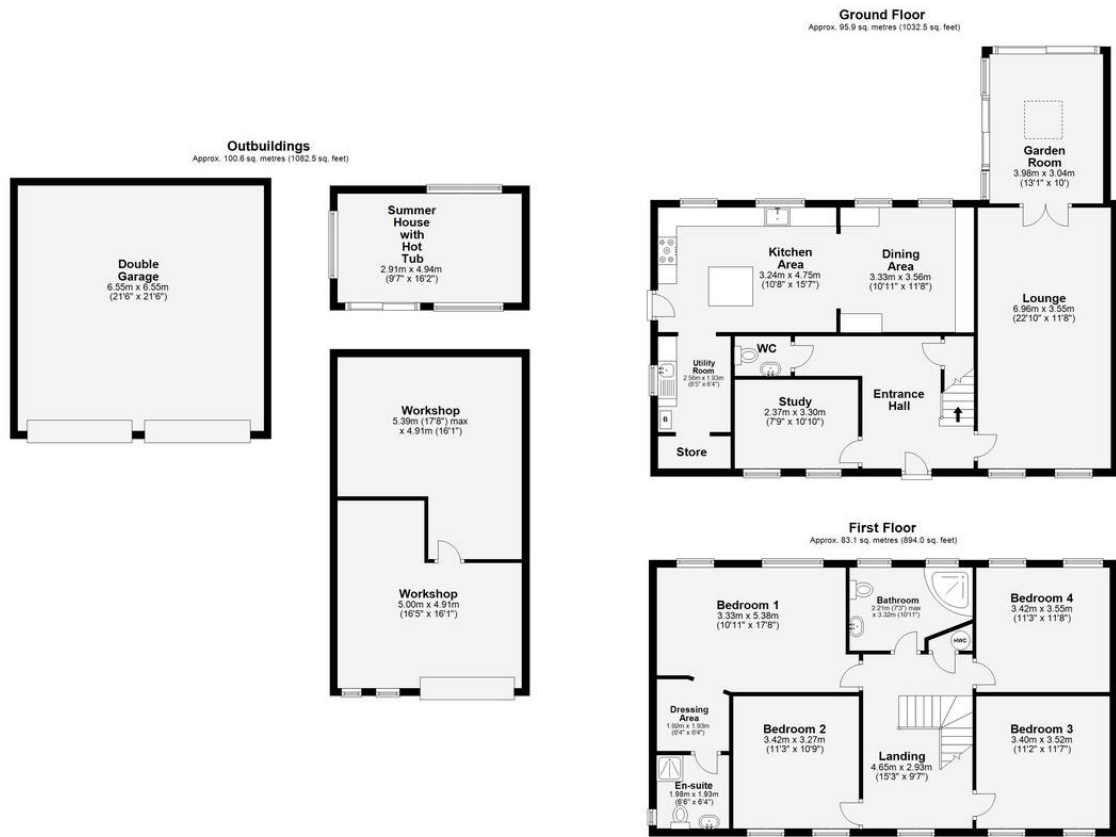
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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 herein a not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.







Total area: approx. 279.5 sq. metres (3009.0 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
Plans produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.