



Lime Tree Lodge, 1 Walesby Road, Market Rasen, LN8 3EY



Book a Viewing!

£450,000

A deceptively spacious four-bedroom detached bungalow offering over 200 square meters of accommodation, set back from the road on a generous plot of approximately 0.36 acres (STS). The property enjoys a desirable, non-estate position and is within walking distance of Market Rasen town centre with a variety of shops, amenities and well-regarded local schools nearby. Inside, the bungalow provides flexible living accommodation. The lounge has double doors through to the dining room and there is a separate sitting room with rear garden access and a log burner. The well-appointed kitchen/diner boasts a high-spec modern fitted kitchen with a range of integrated appliances, a rear entrance, WC and utility room. There are four double bedrooms, two of which benefit from en-suite shower rooms and a recently upgraded luxury family bathroom. Outside, the property offers extensive off-road parking and a large driveway leading to a double garage. The large rear garden is mainly laid to lawn with a large patio area.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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

ENTRANCE HALL

With four timber double glazed windows and external door, storage cupboard, Karndean flooring, access to the roof void and two radiators.

LOUNGE

18' 4" x 14' 11" (5.59m x 4.55m) With timber bay window, open fire and radiator.

DINING ROOM

14' 5" x 11' 11" (4.39m x 3.63m) With timber double glazed window and radiator.



SITTING ROOM

16' 11" x 10' 11" (5.16m x 3.33m) With external sliding doors, Karndean flooring, fireplace with log burner inset and radiator.

KITCHEN/DINER

21' 0" x 16' 5" (6.4m x 5m) With two timber double glazed windows, tiled flooring, partly tiled walls, fitted with a range of wall, base units and drawers with Quartz work surfaces over, induction hob with extractor fan over, integral oven, integral microwave/steam oven, warming drawer, integrated full height fridge freezer, integrated dishwasher, two radiators and electric wall fire.



REAR ENTRANCE

With external door, tiled flooring and radiator.

WC

With tiled flooring, partly tiled walls, low level WC, wash hand basin and radiator.

UTILITY ROOM

7' 9" x 6' 0" (2.36m x 1.83m) With timber double glazed window, tiled flooring, work surface, stainless steel sink unit and drainer, plumbing and spaces for washing machine and tumble dryer, gas fire central heating boiler and access to the roof void.



BEDROOM 1

17' 10" x 13' 7" (5.44m x 4.14m) With timber double glazed bay window and radiator.

EN-SUITE

8' 2" x 3' 10" (2.49m x 1.17m) With timber double glazed bay window, tiled flooring, fully tiled walls, low level WC, wash hand basin, shower cubicle, heated towel rail and extractor fan.

BEDROOM 2

15' 4" x 11' 11" (4.67m x 3.63m) With two timber double glazed bay windows, sliding external doors and a radiator.



EN-SUITE

7' 3" x 2' 10" (2.21m x 0.86m) With tiled flooring, fully tiled walls, low level WC, wash hand basin, shower cubicle, heated towel rail and extractor fan.

BEDROOM 3

12' 9" x 10' 11" (3.89m x 3.33m) With timber double glazed bay window and radiator.

BEDROOM 4

10' 11" x 10' 11" (3.33m x 3.33m) With timber double glazed bay window and radiator.

BATHROOM

10' 11" x 8' 10" (3.33m x 2.69m) With timber double glazed bay window, tiled flooring, fully tiled walls, low level WC, wash hand basin, freestanding bath, walk-in shower cubicle, designer radiator with towel rail and extractor fan.

OUTSIDE

To the front of the property there is large driveway providing ample off road parking which gives access to the attached double garage. To the side of the property there is access to the rear. The rear garden is mainly lawned with a variety of shrubs and trees and a large patio seating area.

DOUBLE GARAGE

17' 5" x 15' 9" (5.31m x 4.8m)



WEBSITE

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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.

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Total area: approx. 237.9 sq. metres (2561.1 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 Planity



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