



**Kippen, Front Street, Normanby-by-spital,  
Market Rasen, LN8 2EB**



Book a Viewing!

**£575,000**

Tucked away in a peaceful position in the heart of the picturesque village of Normanby-by-Spital, Kippen is a beautifully presented and deceptively spacious three-bedroom detached bungalow with a self-contained one-bedroom annexe, set on an expansive 0.59-acre plot (STS) with stunning open countryside views. The main residence offers versatile living with a Porch, Hall, Lounge, Study, Dining Room, Breakfast Kitchen, Sun Room, two ground floor Bedrooms, a Family Bathroom, and a spacious first-floor Master Bedroom with En-Suite. The attached annexe features an open-plan Living Kitchen, Double Bedroom, and Wet Room—ideal for extended family, guests, or independent living. A gated driveway provides ample off-street parking and access to a Single Garage, while the generous gardens offer exceptional outdoor space, privacy, and the opportunity to enjoy rural living at its finest, all within easy reach of Lincoln, local amenities, and well-regarded schools. Early viewing is highly recommended to fully appreciate this unique and flexible home.



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#### **SERVICES**

Mains Electric, Water and Drainage available. Oil central heating. Under Floor Heating in the Annexe.

**EPC RATING** – E.

**COUNCIL TAX BAND** – D.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

The property is located in the small rural village of Normanby-by-Spital situated approximately 12 miles North of Lincoln, 2 miles South East of Caenby Corner and 7 miles West of the Market Town of Market Rasen. There is easy access to the A15 which in turn gives good access into Lincoln or North to the M180, M18 and beyond. The village benefits from a well regarded primary school rated a "Good School" by Ofsted, public house and a post office.



## ACCOMMODATION

PORCH

HALL

STUDY

8' 7" x 7' 6" (2.64m x 2.30m) With double glazed window to the front aspect and radiator.

UTILITY ROOM

With personal door to the garage.

LOUNGE

16' 9" x 13' 10" (5.11m x 4.22m) With double glazed window to the rear aspect, wall hung electric fire and two radiators.

KITCHEN/BREAKFAST ROOM

16' 9" x 9' 4" (5.11m x 2.86m) Fitted with a range of wall and base units with work surfaces over, eye level electric oven, electric hob with extractor fan over, stainless steel 1.5 bowl sink with side drainer and mixer tap over, breakfast bar, laminate flooring, radiator and double glazed windows to the side and rear aspects.

DINING ROOM

17' 7" x 9' 9" (5.38m x 2.69m) With double glazed sliding doors to the garden, staircase to the first floor and radiator.

SUN ROOM

13' 9 (max)" x 13' 11 (max)" (4.19m x 4.24m) With double glazed windows to the rear and side aspects, door to the garden and tiled flooring.

BEDROOM 2

13' 2" x 9' 10" (4.02m x 3.01m) With double glazed window to the side aspect, door to the annex and radiator.

BEDROOM 3

9' 9" x 8' 9" (2.99m x 2.69m) With double glazed window to the front aspect, fitted wardrobes and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, airing cupboard, radiator, tiled flooring and splashbacks and double glazed window to the front aspect.





## FIRST FLOOR

### BEDROOM 1

16' 7" (max)" x 11' 6" (5.05m x 3.52m) With two double wardrobes, double glazed window to the side aspect, spotlights and radiator.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, radiator, shaver point, tiled flooring and splashbacks and Velux window.



## ANNEXE

### ANNEXE LOUNGE/KITCHEN

15' 11" x 12' 2" (4.86m x 3.72m) With double glazed sliding patio door to the garden, two double glazed windows to the front aspect and kitchen area fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, space and plumbing for washing machine, under floor heating and tiled flooring.

### ANNEXE BEDROOM

10' 7" x 10' 2" (3.23m x 3.11m) With two double glazed windows to the side and rear aspects and under floor heating.



### ANNEXE WET ROOM

Fitted with a three piece suite comprising of wet room shower, wash hand basin and close coupled WC, towel radiator, tiled walls and flooring, under floor heating and double glazed window to the front aspect.

## OUTSIDE

The property has a secure gated driveway providing off street parking for multiple vehicles and access to the Single Garage. The grounds extend to approximately 0.59 acres (sts) with far reaching open views.





**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](http://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**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson 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.

Claverings 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.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 015 22 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**

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:

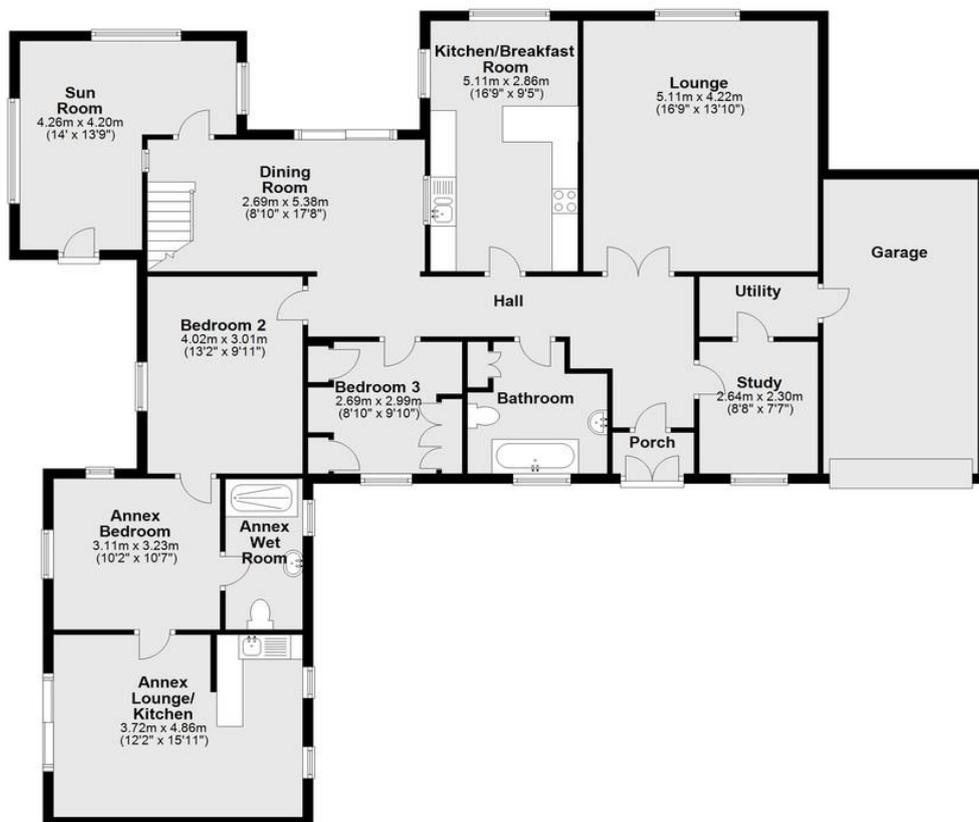
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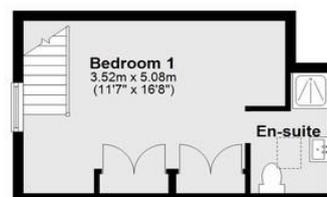




**Ground Floor**  
Approx. 171.4 sq. metres (1845.4 sq. feet)



**First Floor**  
Approx. 19.4 sq. metres (208.4 sq. feet)



Total area: approx. 190.8 sq. metres (2053.8 sq. feet)

For illustration purposes only  
Plan 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.

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