



**Laburnum Cottage, Hillrise, Rothwell,
Market Rasen, LN7 6AZ**



Book a Viewing!

£295,000

A beautiful and extended 3 Bedroom Cottage in a rural village location on the outskirts of the Lincolnshire Wolds, with well-presented living accommodation comprising of Porch, Reception Hallway, Lounge, Dining Room, Study, Kitchen/Breakfast Room, Garden Room, Utility Room, Cloakroom/WC and First Floor Landing leading to 3 Bedrooms, Master with En-suite Shower Room and four piece Family Bathroom. The property sits on a generous non-estate plot with mature established gardens, gated driveway and 2 single garages. Viewing of this property is highly recommended. NO CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is situated in the rural village of Rothwell which lies on the North Western fringes of the Lincolnshire Wolds. The nearby market town of Caistor offers a range of shopping, schooling and banking facilities to include the popular Caistor Grammar School. The Port of Grimsby and the M180 motorway link are within commuting distance. The village is home to The Blacksmith's Arms public house.



ACCOMMODATION

PORCH

With laminate flooring and two double glazed windows to the side aspects.

RECEPTION HALL

11' 8" x 10' 0" (3.58m x 3.06m) With staircase to the first floor, double glazed windows to the front and side aspects and radiator.

LOUNGE

13' 6" x 11' 11" (4.13m x 3.65m) With double glazed bay window to the side aspect, log burner set within a feature fireplace, laminate flooring, storage cupboard housing the gas fire central heating boiler and radiator.

DINING ROOM

22' 7" x 9' 1" (6.89m x 2.78m) With double glazed window to the front aspect, fireplace, laminate flooring and radiator.

STUDY

8' 9" x 4' 8" (2.69m x 1.44m) With window to the side aspect, built-in desk and laminate flooring.

KITCHEN/BREAKFAST ROOM

19' 8" x 12' 4" (6.00m x 3.77m) Fitted with a range of wall and base units with work surfaces over, ceramic 1.5 bowl sink with side drainer and mixer tap over, Range cooker, two integral dishwashers, space for fridge freezer, tiled splashbacks, two radiators and double glazed windows to the front and rear aspects.

LOBBY

With a range of base units and door to the rear aspect.

SIDE HALL

With tiled flooring.

UTILITY ROOM

8' 11" x 6' 5" (2.73m x 1.97m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, tiled flooring and splashbacks and window to the side aspect.

CLOAKROOM/WC

With high level WC and window to the side aspect.

GARDEN ROOM

11' 0" x 8' 11" (3.37m x 2.73m) With double glazed windows to the front and side aspects, laminate flooring and radiator.





FIRST FLOOR LANDING
With large storage cupboard.

BEDROOM 1
16' 4" x 9' 1" (5.00m x 2.78m) With double glazed windows to the front and side aspects, fitted wardrobe and radiator.

EN-SUITE SHOWER ROOM
9' 2" x 2' 11" (2.81m x 0.89m) Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit and close coupled WC, tiled splashbacks, double glazed window to the side aspect and towel radiator.



BEDROOM 2
13' 8" x 8' 9" (4.17m x 2.68m) With double glazed windows to the front and side aspects, storage cupboard and radiator.

BEDROOM 3
11' 8" x 6' 7" (3.58m x 2.03m) With double glazed window to the front aspect, storage cupboard and radiator.

BATHROOM
7' 8" x 9' 2" (2.36m x 2.81m) Fitted with a four piece suite comprising of shower cubicle, panelled bath, pedestal wash hand basin and close coupled WC, tiled splashbacks, double glazed window to the side aspect and radiator.



OUTSIDE
The property sits on a generous plot with established gardens to the front and side, laid mainly to lawn with patio seating area, mature shrubs, flowerbeds, brick outbuilding, summer house, greenhouse and timber shed. There is a gated driveway providing off street parking and two single garages.

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

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CWH and J Water 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.

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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.

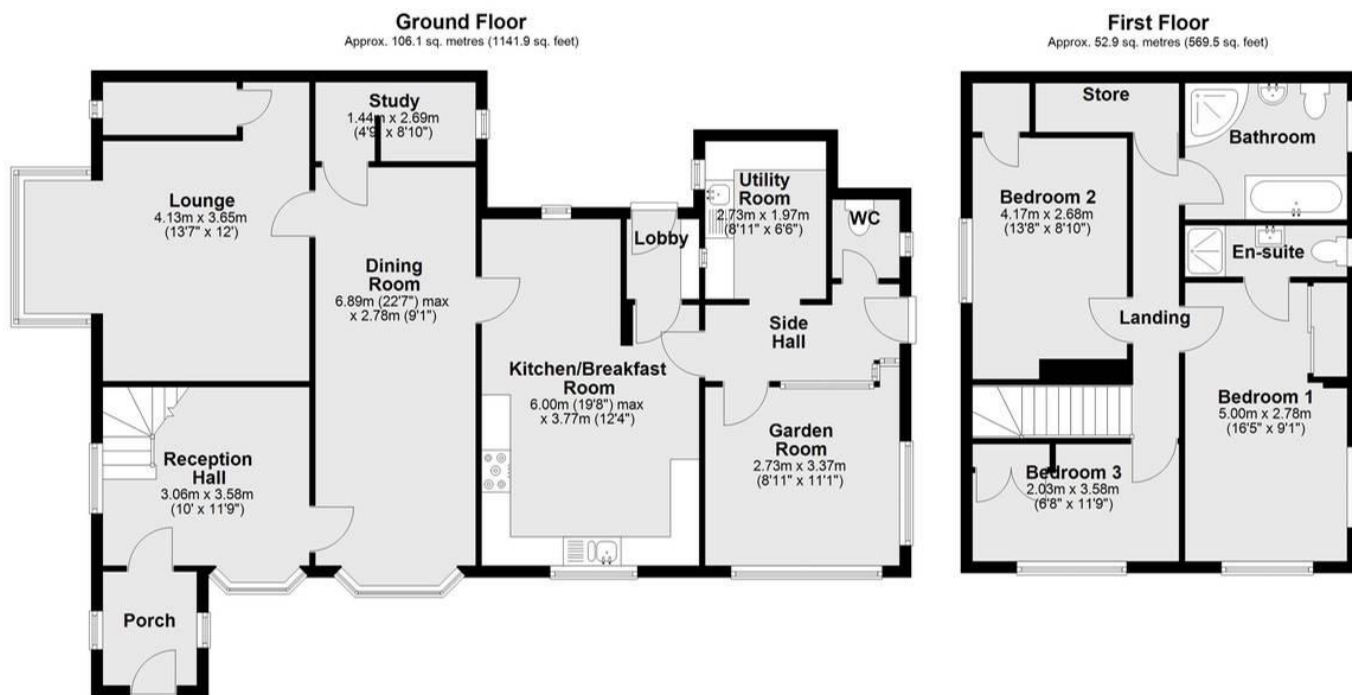
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Total area: approx. 159.0 sq. metres (1711.4 sq. feet)



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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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