



## Langham Lodge, Normanby Rise

Claxby, Market Rasen, LN8 3YZ



Book a Viewing!

**£375,000**

A rare opportunity to purchase this larger-than-average three double bedroom detached bungalow, set back from the road within its own substantial grounds of approximately 1.39 acres (STS). Enjoying open views to the front and expansive gardens to the side and rear, the property offers both privacy and potential in abundance. Positioned in the picturesque village of Claxby, located between the market towns of Caistor and Market Rasen, this attractive rural setting sits on the edge of the Lincolnshire Wolds Area of Outstanding Natural Beauty, offering stunning countryside walks and easy access to local amenities. The property sits on a large, well-established plot with an extensive frontage and private driveway providing ample off-road parking. The drive continues alongside the property, leading to a generous rear garden and a paddock area, ideal for those with equestrian interests or seeking additional outdoor space. Internally, Langham Lodge offers spacious and versatile accommodation, which would benefit from some updating and modernisation-perfect for a buyer looking to put their own stamp on a home with exceptional potential. The accommodation comprises a large Entrance Hall, Lounge, Dining Room, Kitchen, Porch, three Bedrooms and a Bathroom. In addition, there is a useful Utility Room, accessed externally. This unique property presents a rare chance to acquire a substantial bungalow with land in a highly desirable rural village.



**Normanby Rise, Claxby, Market Rasen, LN8 3YZ**



**SERVICES**

Mains electricity, water and drainage. Oil fired central heating. Owned solar panels.

**EPC RATING – C.**

**COUNCIL TAX BAND – E.**

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

**TENURE -** Freehold.

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

**OVERAGE CLAUSE**

The property will be sold subject to an overage clause, entitling the current owner to 15% of any uplift in value resulting from the granting of planning permission for additional development on the land within a period of 10 years from the date of completion.



## LOCATION

Nestled in the heart of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, Claxby offers the perfect balance of rural charm and modern convenience. This peaceful village is known for its friendly community, beautiful open countryside, and excellent walking routes. Claxby features a well-kept playground and recreation field, ideal for families and outdoor enthusiasts. Essential amenities including shops, cafés, restaurants, and medical facilities can be found just a short drive away in the nearby market towns of Caistor and Market Rasen. With its historic church, welcoming atmosphere, and scenic surroundings, Claxby is a wonderful place to call home - perfect for those seeking countryside living without compromising on convenience.



## ENTRANCE HALL

With UPVC double glazed external door and windows, two large storage cupboards including airing cupboard housing hot water cylinder and two radiators.

## LOUNGE

22' 8" x 13' 11" (6.91m x 4.24m) Dual aspect with two UPVC double glazed windows and radiator.

## DINING ROOM

13' 9" x 11' 6" (4.19m x 3.51m) Dual aspect with two UPVC double glazed windows and radiator.

## KITCHEN

13' 9" x 10' 10" (4.19m x 3.3m) With UPVC double glazed window, tiled flooring, and fitted with a range of wall and base units with drawers and work surfaces over, tiled splashbacks, stainless steel sink and drainer, integrated double oven, four-ring electric hob with extractor fan over, radiator, and UPVC door leading to porch.



## PORCH

12' 9" x 7' 3" (3.89m x 2.21m) With UPVC double glazed external door and three UPVC double glazed windows, power and lighting.

## BEDROOM 1

14' 6" x 12' 6" (4.42m x 3.81m) With UPVC double glazed window, fitted wardrobes, and radiator.

## BEDROOM 2

11' 7" x 11' 6" (3.53m x 3.51m) With UPVC double glazed window and radiator.

## BEDROOM 3

8' 11" x 8' 0" (2.72m x 2.44m) With UPVC double glazed window and radiator.



## BATHROOM

9' 6" x 6' 3" (2.9m x 1.91m) With UPVC double glazed window, low level WC, wash hand basin with cupboard space below, bath with fully tiled walls, radiator, and extractor fan.



## UTILITY ROOM

6' 10" x 8' 9" (2.08m x 2.67m) (External Access)  
 Accessed externally, with power, lighting, and plumbing for appliances.

## OUTSIDE

Langham Lodge occupies an extensive plot of approximately 1.39 acres (STS). To the front, there is a large garden area and a driveway providing ample parking, which extends to the side of the property and continues to the rear, giving access to a paddock and additional garden areas. The grounds include established trees, lawned areas, and open views to the front across neighbouring fields.



### 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 – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & 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, J. Water and Callum Lyman 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 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 HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MR RICS.

### 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 are for themselves and the vendors (Lessors) for whom they act as Agents given 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 whatsoever 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 139.5 sq. metres (1501.7 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 PlanUp.

29 – 30 Silver Street  
 Lincoln  
 LN2 1AS  
 01522 510044

22 Queen Street  
 Market Rasen  
 LN8 3EH  
 01673 847487

22 King Street  
 Southwell  
 NG25 0EN  
 01636 813971

46 Middle Gate  
 Newark  
 NG24 1AL  
 01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.



[www.mundys.net](http://www.mundys.net)