



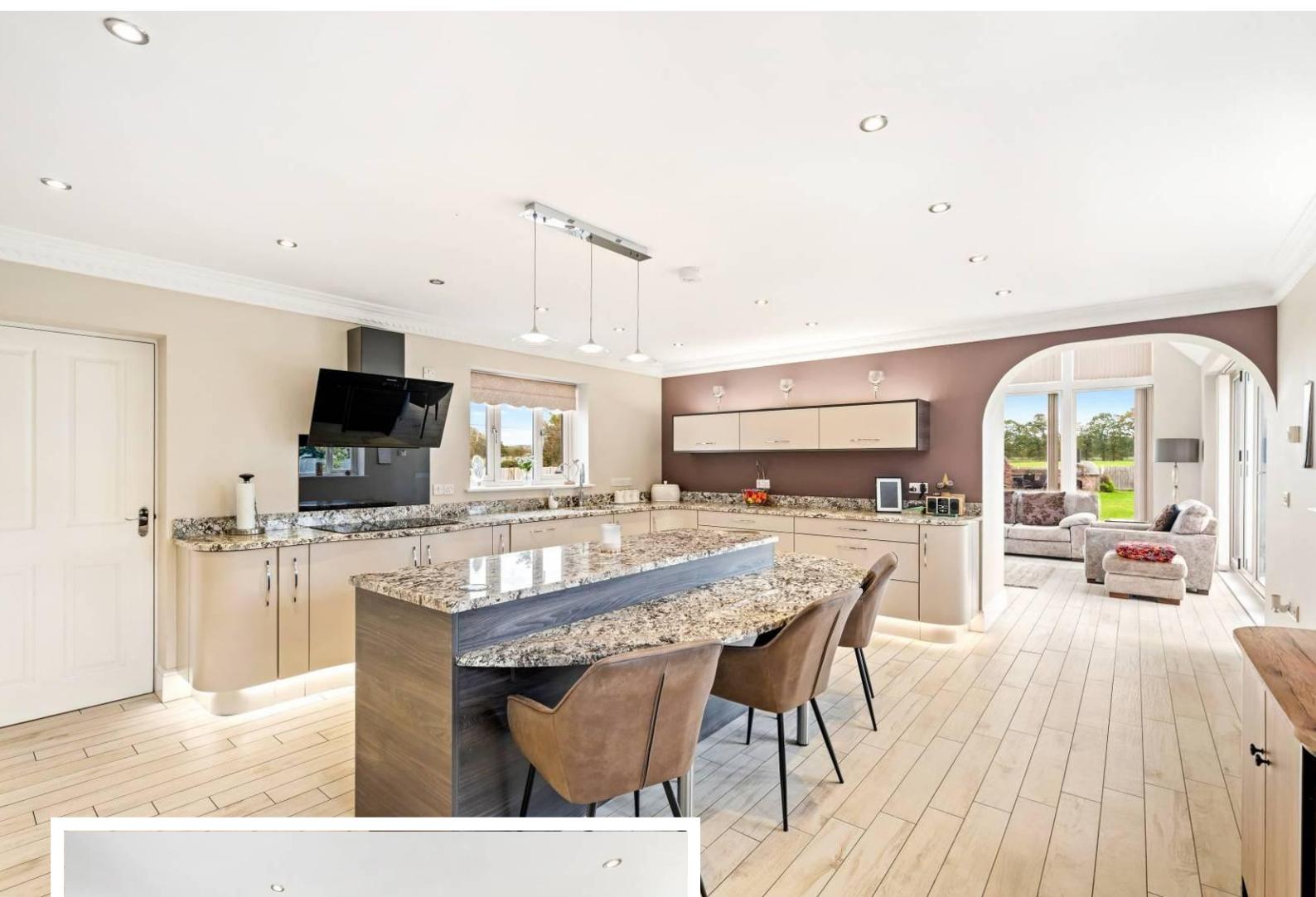
Acorn House, Kelsey Road, Moortown, Market Rasen, LN7 6JB



Book a Viewing!

£800,000

Acorn House is a substantial and individually designed detached family residence offering approximately 307 sq.m (3,305 sq.ft) of accommodation, set within 1.37 acres (STS) of private grounds in the village of Moortown. Built around 10 years ago by the current owners, the property enjoys a superb position, sitting set back from the road in the centre of its plot, surrounded by mature gardens and open countryside views to the side and rear. Approached via a long sweeping driveway, the property enjoys extensive parking and access to a detached double garage with a first-floor room – ideal for home working, gym, studio space or potential annexe use (subject to consents). The home offers generous and flexible living space arranged over three floors, making it well suited to multi-generational living or those working from home. The spacious entrance hall leads to dual-aspect lounge and dining rooms, both enjoying views over the gardens. The impressive kitchen is fitted with high-quality units, granite worktops, Neff appliances and a central island, opening into a stunning vaulted sitting room with floor-to-ceiling glazing and bi-fold doors overlooking the garden. A utility room and ground-floor shower room complete the ground floor. The first floor provides three double bedrooms, each with fitted wardrobes and their own en-suite bath/shower rooms. A further two double bedrooms are located on the second floor. Externally, the home is surrounded by extensive lawned gardens, mature trees and countryside views. A generous patio area sits directly behind the house, and there is a superb purpose-built outdoor cooking and entertaining area with a partially covered section, brick-built BBQ, pizza oven, hot plate, sink and fire pit - ideal for year-round outdoor living.



SERVICES

Oil-fired central heating.
Underfloor heating to the ground floor.
Mains electricity.
Private water treatment plant.

EPC RATING – C.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Nestled to the north of Market Rasen, Moortown is a charming rural hamlet perfectly positioned within the catchment area for the highly regarded Caistor Grammar School. Just a short distance away, the historic market town of Caistor sits along the renowned Viking Way, on the northern edge of the beautiful Lincolnshire Wolds. Caistor offers a delightful blend of traditional and independent shops, local amenities, and excellent healthcare.





ACCOMMODATION

ENTRANCE HALLWAY

With timber external door, UPVC sash window, engineered oak flooring with underfloor heating and stairs to first floor.

DINING ROOM

19' 4" x 16' 1" (5.89m x 4.9m) With dual aspect UPVC windows, engineered oak flooring and underfloor heating.

LOUNGE

19' 6" x 16' 02" (5.94m x 4.93m) With dual aspect UPVC windows, engineered oak flooring, underfloor heating and wood-burning stove.

REAR ENTRANCE LOBBY

With UPVC sash window and external door, ceramic tiled flooring and underfloor heating.

UTILITY ROOM

11' 7" x 10' 8" (3.53m x 3.25m) With UPVC window, ceramic tiled flooring with underfloor heating, fitted units, composite sink, plumbing/space for washing machine & dryer, hot water cylinder cupboard and spot lighting.

GROUND FLOOR SHOWER ROOM

8' 1" x 4' 8" (2.46m x 1.42m) With UPVC window, fully tiled, WC, basin, rainfall shower, towel rail and underfloor heating.

KITCHEN

19' 3" x 15' 11" (5.87m x 4.85m) With UPVC windows, ceramic tiled flooring with underfloor heating, granite worktops, NEFF ovens/microwave/warming drawer, NEFF induction hob, Rangemaster extractor, Quooker tap, integrated NEFF dishwasher, integrated fridge/freezer and a central island with breakfast bar and pop-up power points.

SITTING ROOM

16' 5" x 15' 6" (5m x 4.72m) With ceramic tiled flooring with underfloor heating, vaulted ceiling, floor to ceiling glazing, bi-fold doors to patio and wood-burning stove.

FIRST FLOOR LANDING

With two UPVC sash windows and stairs to second floor.

BEDROOM ONE

14' 10" x 12' 6" (4.52m x 3.81m) With UPVC sash window, fitted wardrobes and walk-in wardrobe.

EN-SUITE BATHROOM

10' 8" x 6' 5" (3.25m x 1.96m) With UPVC sash window, freestanding bath with shower attachment, WC, vanity unit, tiled walls and tiled floor.





BEDROOM TWO

16' 1" x 12' 8" (4.9m x 3.86m) With UPVC window and fitted wardrobes.

EN-SUITE SHOWER ROOM

7' 11" x 6' 3" (2.41m x 1.91m) With UPVC sash window, tiled floor, rainfall shower, WC and a vanity unit.

BEDROOM THREE

18' 10" x 15' 9" (5.74m x 4.8m) With dual UPVC windows and fitted wardrobes.

EN-SUITE SHOWER ROOM

8' 9" x 8' 1" (2.67m x 2.46m) With rainfall shower, WC, basin and skylight.

SECOND FLOOR LANDING

Access to bedrooms four and five.

BEDROOM FOUR

19' 9" x 12' 0" (6.02m x 3.66m) With Velux window, UPVC windows, radiator and spotlights.

BEDROOM FIVE

20' 3" x 11' 11" (6.17m x 3.63m) With two Velux windows, two UPVC windows, radiator and spotlights.

DETACHED GARAGE & FIRST FLOOR ROOM

With two electric roller doors, UPVC window, double rear doors, staircase to first floor room with UPVC, Velux windows and power.

OUTSIDE

There are extensive lawned gardens, mature trees, patio seating area, sweeping driveway, and outdoor BBQ/pizza oven/hot plate/sink/fire pit entertaining area.

Image Note: The garage room / home office image includes a digitally added carpet for illustrative purposes. The flooring is CGI and the finished appearance and materials may differ on completion.



WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home in local area information and helpful information for buyers and sellers. This can be found at mundys.net

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

REFERRAL FEE IN FORMATION - HOW MAY REFER YOU TO
Solicitors & Estate Agents, Ringrose Law LLP, Burton & Co, Taylor Rose, 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 I Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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

Mundys Financial Services who will be able to offer a range of financial services 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 HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

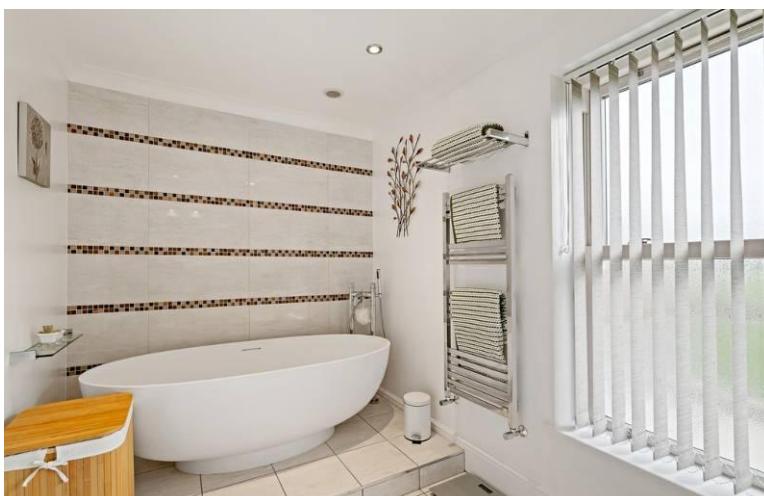
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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 thoroughly checked.

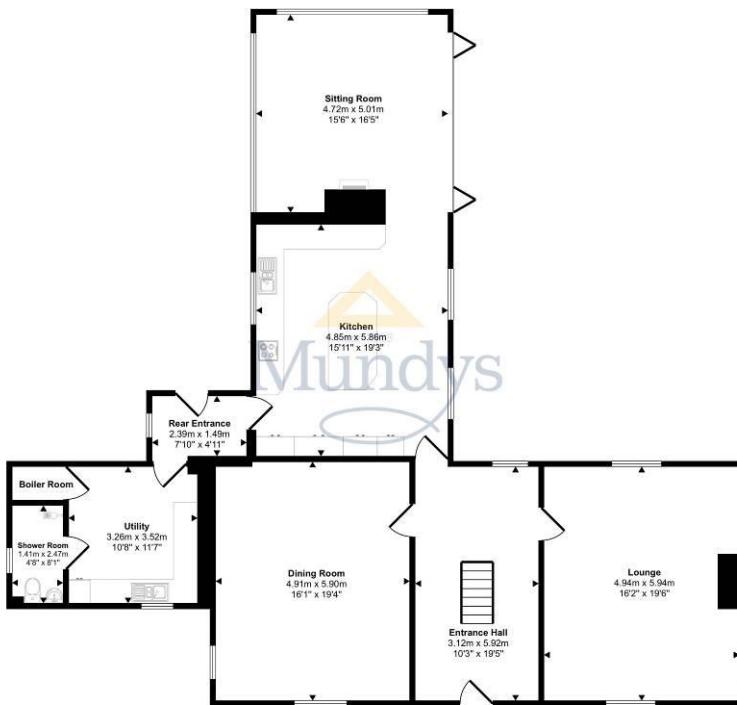
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give no guarantee that:

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 representations 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated therein as not verified.

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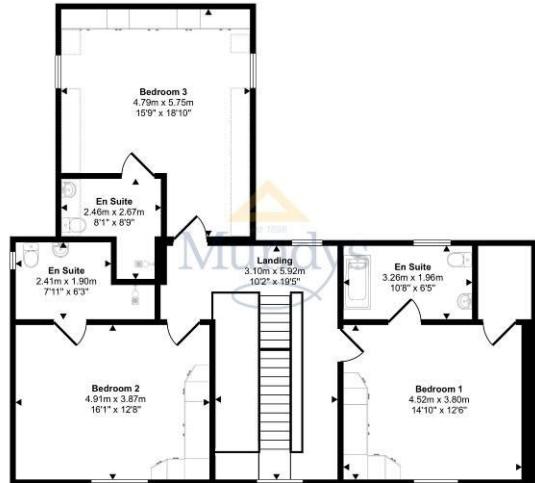




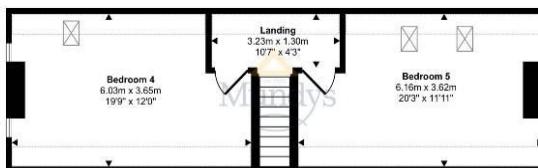
Ground Floor
Approx 156 sq m / 1674 sq ft

Denotes head height below 1.5m

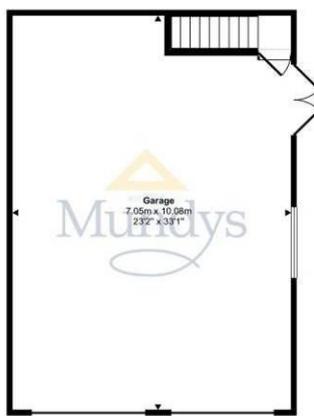
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Snappy 360.



First Floor
Approx 106 sq m / 1145 sq ft



Second Floor
Approx 49 sq m / 525 sq ft



Garage Ground Floor
Approx 71 sq m / 765 sq ft

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Garage First Floor
Approx 36 sq m / 391 sq ft

Denotes head height below 1.5m

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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 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.

