



## The Meadows, Moor Road

Walesby, Market Rasen, LN8 3UR



Book a Viewing!

**£400,000**

A Stunning Detached Family Home situated in a quiet lane within the popular Lincolnshire Wolds village of Walesby. The property offers flexible accommodation ideal for family living, including a Lounge with feature fireplace and open fire, a Study/Snug, WC, Dining Room, Kitchen with Utility, Four Bedrooms including a principal with En-suite and a Family Bathroom. The property sits on generous gardens to the front, side and rear and benefits from a timber garage, gravelled driveway providing ample off-road parking, a biomass wood pellet central heating system and a separate EV charging point. Walesby is a picturesque village in the Lincolnshire Wolds Area of Outstanding Natural Beauty, popular with walkers, cyclists and horse riders. It falls within catchment areas for primary, comprehensive and grammar schools and is midway between Lincoln and Grimsby. Market Rasen is just 3 miles away, offering shops, supermarkets, racecourse, golf course and a train station. The property has easy access to the A46.





**SERVICES**

Mains water, electricity, and drainage. Central heating via biomass wood pellet boiler (located outside). Separate EV charging point.

**EPC RATING** – E.

**COUNCIL TAX BAND** – D.

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

**TENURE** - Freehold.

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

**LOCATION**

Walesby is a lovely village in the Lincolnshire Wolds Area of Outstanding Natural Beauty. Situated on the Viking Way, Walesby is popular with walkers, horse riders, cyclists and visitors to the renowned Ramblers' Church. Community spirit is strong in Walesby with its thriving village hall, Church and Neighbourhood Watch scheme. The village falls within the catchment areas of excellent primary, comprehensive and grammar schools. Midway between Lincoln and Grimsby, the village has easy access to the A46 and is within 3 miles of Market Rasen with its station, health centre, independent shops, supermarkets, race and golf courses. A half hour walk along the Viking Way leads to a tea shop and two pubs in the neighbouring village of Tealby.



## ACCOMMODATION

### LOUNGE

19' 2" x 11' 2" (5.84m x 3.4m) With timber entrance door, double glazed window to the front aspect, fitted storage, tiled flooring, feature fireplace with open fire and radiator.

### SITTING ROOM / STUDY

16' 7" x 7' 10" (5.05m x 2.39m) With double glazed window to the rear aspect, picture window to the side aspect, radiator, laminate flooring and double glazed rear entrance door.

### WC

6' 1" x 4' 7" (1.85m x 1.4m) With low level WC, hand wash basin, tiled splashbacks, tiled flooring and double glazed window to the rear aspect.

### DINING AREA

12' 4" x 11' 2" (3.76m x 3.4m) With double glazed window to the front aspect, radiator, wood flooring, feature fireplace and stairs to first floor accommodation with storage cupboard under.

### KITCHEN

17' 2" x 7' 10" (5.23m x 2.39m) With a range of freestanding units, stainless steel sink unit, space and plumbing for dishwasher, spaces for electric oven and fridge freezer, radiator, tiled splashbacks, tiled flooring, double glazed windows to the rear and side aspects and UPVC rear entrance door.

### UTILITY ROOM

6' 7" x 5' 4" (2.01m x 1.63m) With space and plumbing for washing machine, radiator, tiled flooring and double glazed window to the rear aspect.

### FIRST FLOOR LANDING

With double glazed window to the side aspect, two roof void accesses, laminate flooring and radiator.

### BEDROOM 1

12' 7" x 11' 2" (3.84m x 3.4m) With double glazed window to the front aspect, radiator, feature fireplace and laminate flooring.

### EN-SUITE

11' 3" x 3' 4" (3.43m x 1.02m) Three piece suite comprising of a low level WC, vanity hand wash basin, shower cubicle, tiled splashbacks, laminate flooring and heated towel rail.

### BEDROOM 2

16' 8" x 8' 1" (5.08m x 2.46m) With two double glazed windows to the rear aspect, radiator and laminate flooring.

### BEDROOM 3

13' 6" x 7' 8" (4.11m x 2.34m) With double glazed window to the front aspect, radiator, laminate flooring and airing cupboard housing hot water cylinder.





#### BEDROOM 4

9' 6" x 7' 10" (2.9m x 2.39m) With double glazed window to the rear aspect, radiator and laminate flooring.

#### BATHROOM

7' 10" x 6' 9" (2.39m x 2.06m) Three piece suite comprising of a low level WC, pedestal hand wash basin, panelled bath with shower, tiled splashbacks, tiled flooring, radiator and double glazed window to the rear aspect.

#### OUTSIDE

Generous gardens to the front, side and rear, mostly laid to lawn with gravelled seating area, raised decking and timber sheds. Timber garage and gravelled driveway providing off-road parking for multiple vehicles.



#### 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)

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#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gison 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 Walter 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.

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#### 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

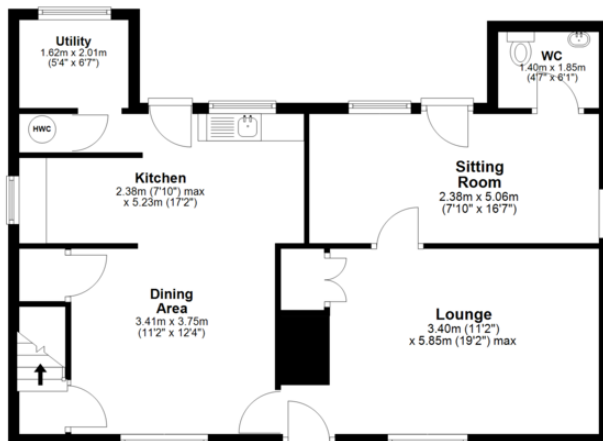
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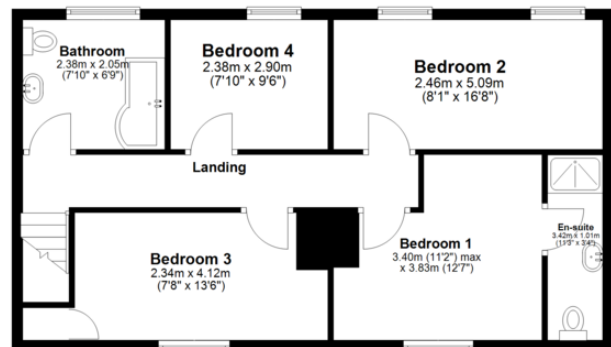
#### Ground Floor

Approx. 68.3 sq. metres (734.7 sq. feet)



#### First Floor

Approx. 60.9 sq. metres (655.9 sq. feet)



Total area: approx. 129.2 sq. metres (1390.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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Plan produced using PlanU/Up.

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