



## Meadow View

North Willingham, LN8 3RA



Book a Viewing!

**£395,000**

Meadow View is an exceptional extended Detached Bungalow occupying a non-estate position within the village of North Willingham, enjoying views over adjoining open paddocks to the rear. The property offers spacious and modern living accommodation whilst being conveniently located close to the popular Market Town of Market Rasen and the edge of the Lincolnshire Wolds. A particular feature of the property is the impressive Open Plan Living Space positioned to the rear of the home, designed to take full advantage of the garden and countryside views. Viewing is highly recommended to fully appreciate the position, views and impressive living accommodation this home has to offer.



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### SERVICES

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – C.

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

**TENURE** - Freehold.

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

### LOCATION

North Willingham is a rural village to the East of the Market Town of Market Rasen. Market Rasen is a thriving market town situated on the edge of the Lincolnshire Wolds with the added benefit of the train station and bus services providing regular links to larger towns and city networks. The town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guesthouses, public houses, library, healthcare providers and good local schooling.



## ACCOMODATION

### PORCH

7' 0" x 6' 2" (2.13m x 1.88m) With tiled flooring throughout, UPVC double-glazed external window and door to the front elevation and frosted UPVC double glazed window into hallway.

### HALL

With marble effect tiled flooring throughout, radiator, storage cupboards with built in shelving and doors leading to all principal rooms.

### BEDROOM 1

12' 9" x 12' 4" (3.89m x 3.76m) With radiator and UPVC double glazed window to the front elevation.



### BATHROOM

3' 8" x 8' 11" (1.12m x 2.72m) With vinyl flooring throughout. Low level WC, wash hand basin, walk-in shower, radiator and window.

### BEDROOM 2

16' 5" x 8' 4" (5m x 2.54m) With radiator and UPVC double glazed window to the front elevation.

### BEDROOM 3

10' 5" x 8' 10" (3.18m x 2.69m) With radiator and UPVC double glazed window to the rear elevation.

### BATHROOM

9' 3" x 5' 5" (2.82m x 1.65m) With tiled flooring throughout, low level WC, wash hand basin, vanity storage units, integrated bath with mixer taps. UPVC double glazed frosted window to the side elevation and fully tiled walls and ceiling.



### KITCHEN

12' 10" x 17' 5" (3.91m x 5.31m) With tiled flooring throughout, radiator, fitted with a range of wall and base units with granite worktops over, integrated Belfast sink, induction hob, oven, microwave, dishwasher, space for American-style fridge freezer, large island with integrated wine fridge and storage, double doors leading to the living room, UPVC double glazed window to the rear elevation, UPVC double glazed window and door to utility room.

### UTILITY ROOM

8' 3" x 9' 9" (2.51m x 2.97m) With tiled flooring throughout, radiator, fitted wall and base units, stainless steel sink with drainer, composite external door to the rear elevation and UPVC double glazed the window to side elevation.

### LIVING ROOM

23' 0" x 11' 11" (7.01m x 3.63m) With radiators, UPVC double glazed window to the front elevation and opening into the dining area.

### DINING AREA

8' 3" x 11' 11" (2.51m x 3.63m) With ceramic tiled flooring throughout, radiator, UPVC double glazed window to the side elevation and open access into the garden room.





### GARDEN ROOM

10' 6" x 21' 11" (3.2m x 6.68m) With ceramic tiled flooring throughout, radiator, log burner, UPVC windows to the rear and side elevations, two sets of UPVC double glazed bi-fold doors to ceiling, leading onto the rear patio and garden.

### OUTSIDE

The front of the property features a spacious gravel driveway providing off-road parking. There is a well maintained lawn with established plants and shrubs. Access to the rear is available via both sides of the property. The front elevation also benefits from solar panels.

The rear garden comprises a paved patio with surrounding wall, a well maintained lawn area and a large wooden garage (ideally for a small vehicle) or storage use. There is access to both sides of the property.



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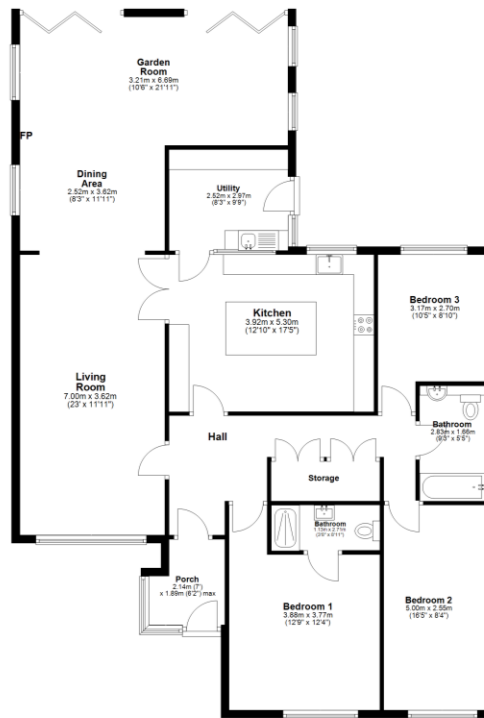
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### Ground Floor

Approx. 153.4 sq. metres (1651.0 sq. feet)



Total area: approx. 153.4 sq. metres (1651.0 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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29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

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01636 813971

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NG24 1AL  
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