



Plot 3 Legsby Court, Legsby Road

Market Rasen, LN8 3DZ

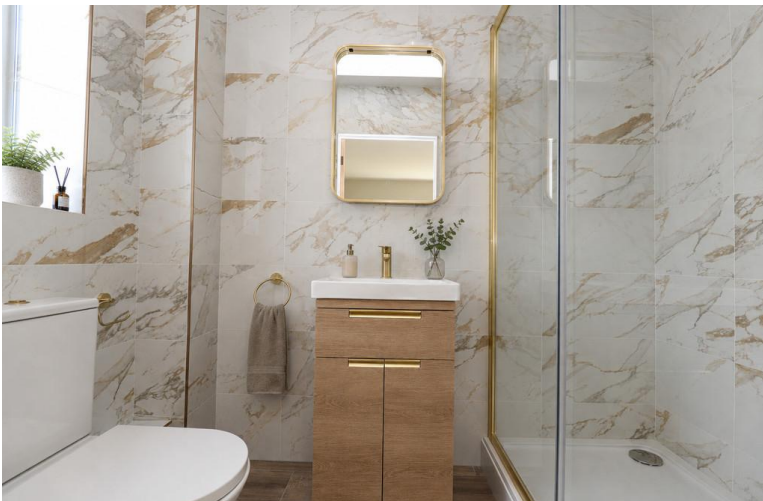


Book a Viewing!

£415,000

Occupying a generous corner plot within this exclusive development of just six detached bungalows, Plot 3 is a brand new three bedroom detached bungalow located on the outskirts of the Market Town of Market Rasen. The accommodation comprises an entrance hall leading to a spacious lounge together with an impressive open plan kitchen diner fitted with a range of integrated appliances and bi-fold doors opening onto the rear garden. There are three bedrooms, including a principal bedroom with en-suite shower room, together with a luxury family bathroom. Both the bathroom and en-suite are finished with quality sanitary ware and fully tiled walls and floors. Outside, the property occupies a generous corner plot with gardens surrounding the bungalow together with a driveway providing off-road parking and access to a detached double garage. The property is finished to a high specification throughout and is designed to achieve an A-rated EPC, incorporating an air source heat pump, solar panels and triple glazed windows.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Air Source Heat Pump.

EPC RATING – to follow.

COUNCIL TAX BAND – TBC.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

ACCOMMODATION

ENTRANCE HALL

LOUNGE 14' 4" x 12' 6" (4.37m x 3.81m)

PLANT ROOM 7' 3" x 3' 9" (2.21m x 1.14m)

KITCHEN/DINER 22' 6" x 10' 8" (6.86m x 3.25m)

BEDROOM 1 11' 10" x 11' 10" (3.61m x 3.61m)

BEDROOM 2 11' 10" x 10' 8" (3.61m x 3.25m)

BEDROOM 3 10' 9" x 9' 11" (3.28m x 3.02m)

BATHROOM 10' 8" x 6' 7" (3.25m x 2.01m)



DEVELOPMENT DESCRIPTION

Positioned on the quiet outskirts of Market Rasen, this exclusive development comprises just six detached bungalows, thoughtfully arranged within a private cul-de-sac and surrounded by open space. Accessed via a shared private drive from Legsby Road, the homes are well set back, creating a sense of privacy while remaining conveniently placed for the town centre, golf club and racecourse.

Each property occupies a generous individual plot, with selected homes enjoying open views across adjoining paddocks. All six bungalows offer three bedrooms, including a principal bedroom with en suite, alongside a separate family bathroom. The layouts have been carefully designed to combine traditional proportions with modern living, ensuring practical, comfortable homes suitable for a wide range of buyers.

At the heart of each home is a spacious open-plan kitchen diner, positioned to the rear and opening directly onto the gardens via bi-fold doors. These spaces have been designed to make the most of natural light and garden access, with private patio areas ideal for everyday living and entertaining.

The development includes a variety of elevations and layouts, with a mix of single and double bay-fronted designs. Plot 1 and Plot 6 are the larger of the two house types and both benefit from utility rooms with direct internal access to their garages. Plot 1 enjoys a particularly generous plot and a long single garage, while Plot 6 also offers a utility room, single garage and south-facing garden with paddock views to the rear.

Plots 2 and 4 feature attractive double bay-fronted elevations and benefit from double garages, offering excellent parking and storage. Plots 3 and 5 also feature double bay-fronted designs with notably generous kitchen spaces. Plot 3 includes a double garage, while Plot 5 occupies a standout corner plot with a south-facing rear garden, paddock views and a single garage, making it one of the most distinctive positions within the development.

All homes are designed with energy efficiency at their core and are projected to achieve an A-rated EPC. Specifications include air-source heat pumps with radiator heating, solar panels and triple-glazed windows, delivering excellent thermal performance and reduced running costs.

Every property will be completed to a high standard throughout, with fitted kitchens including integrated appliances, quality bathroom suites with full wall tiling, and carefully selected finishes designed to create modern, well-balanced interiors.

ABOUT THE DEVELOPER - JST HOMES LTD X BOSS GROUP

Mundys are proud to be working in partnership with JST Homes Ltd and Boss Construction Ltd, an award-winning, family-run Lincolnshire developer recognised for quality, reliability and attention to detail.

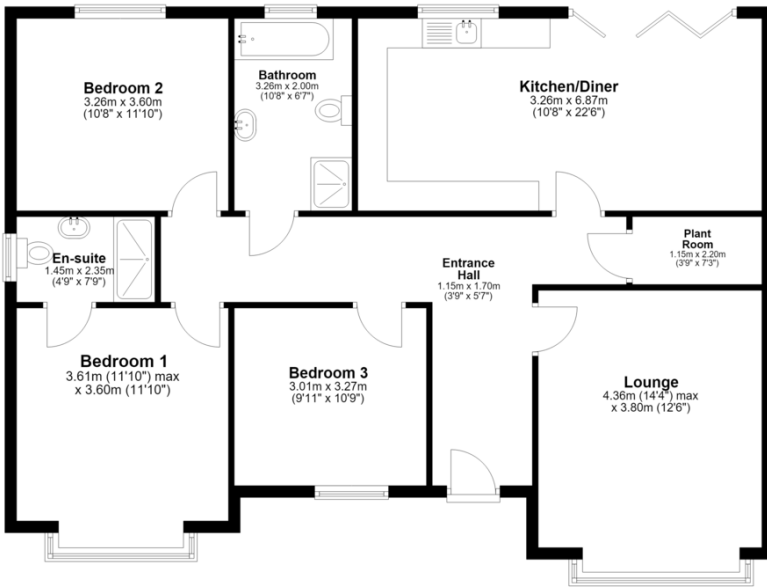
With many years of experience across both residential and commercial projects, JST Homes Ltd and Boss Construction Ltd provides a complete in-house service, from design and planning through to construction and completion. Their experienced team of builders, designers and engineers work closely together to ensure each development is delivered efficiently and to a consistently high standard.

A strong focus on craftsmanship, practical design and long-term quality has helped establish Boss Construction Ltd as one of Lincolnshire's most respected developers, with their work regularly recognised through multiple industry awards.



Ground Floor

Approx. 107.6 sq. metres (1157.7 sq. feet)



Total area: approx. 107.6 sq. metres (1157.7 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.

Plot 3, Legsby Court

LOCATION GUIDE - MARKET RASEN

Market Rasen is a well-connected Lincolnshire market town offering an excellent balance of countryside surroundings and everyday amenities. The town centre provides a range of independent shops, cafés, pubs and restaurants, alongside supermarkets, convenience stores and essential local services.

For leisure and recreation, the town is home to Market Rasen Leisure Centre and the renowned Market Rasen Racecourse. The surrounding area offers excellent walking and cycling routes, with the Lincolnshire Wolds Area of Outstanding Natural Beauty located just a short distance away. Willingham Woods, a popular local beauty spot, is also nearby and offers extensive woodland trails ideal for walking and outdoor enjoyment.

The nearby village of Tealby is widely regarded as one of Lincolnshire's most attractive villages, known for its traditional stone properties, scenic countryside walks and the popular King's Head pub.

Market Rasen benefits from a train station with regular services to Lincoln, Grimsby and Cleethorpes, while road links provide easy access to Lincoln (approximately 15 miles), Louth, Caistor and the Lincolnshire coast. The A46 and A631 offer straightforward connections to the wider region and motorway network.

IMAGE DISCLAIMER

Some images have been digitally enhanced using computer-generated finishing and/or virtual staging to show how the property may look once completed. This may include flooring, carpets, decoration, furniture, soft furnishings, landscaping and general finishing touches.

The floorings shown is not currently installed and is for illustrative purposes only. Final flooring, finishes, colours, materials and specification may vary from those shown and should not be relied upon as an exact representation.

All images are intended as a guide only. Buyers should satisfy themselves by viewing the property in person and confirming the final specification with the selling agent before making any decisions.

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GETTING A MORTGAGE

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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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