The Chestnuts, Gallamore Lane,

Market Rasen, LN8 3HZ

Book a Viewing!

£600,000

A rare opportunity to purchase a substantial detached family home occupying an impressive plot of approximately 1.08 acres (STS), positioned within easy walking distance of the centre of Market Rasen. The property is approached by a long private driveway which opens onto a substantial gravelled parking and turning area, with the driveway continuing around the front of the house. The extensive grounds are a real feature of The Chestnuts and have been arranged to provide different areas for family life, including open lawns for play, established gardens, entertaining areas and more natural, mature sections with a variety of trees and shrubs.

The house itself provides generous and flexible accommodation ideally suited to family living. On the ground floor there are three reception rooms, a separate study and a conservatory, together with a large kitchen and dining area, utility room and cloakroom/WC. The kitchen has been renovated and is fitted with a range of units, quartz work surfaces and integrated appliances, while a wood-burning stove adds further character to the room. The main living room also benefits from a log-burning stove and opens through French doors into the conservatory and onto the garden. To the first floor is a spacious landing providing access to four double bedrooms. Bedrooms one and two both benefit from en-suite facilities, while the remaining bedrooms are served by the main family bathroom. Outside, in addition to the extensive gardens, there is a large detached double garage with an electric roller door, power and lighting. The overall size of the site also provides potential for future development, subject to the necessary planning permissions. The owner has advised that planning permission has previously been granted for an additional dwelling within the grounds, and purchasers may wish to explore whether a similar proposal could be revisited. Any future development would be entirely subject to planning and all necessary consents. The Chestnuts combines the scale and privacy of a large plot with the convenience of being close to the centre of Market Rasen, making it a particularly unusual family home with further long-term potential.

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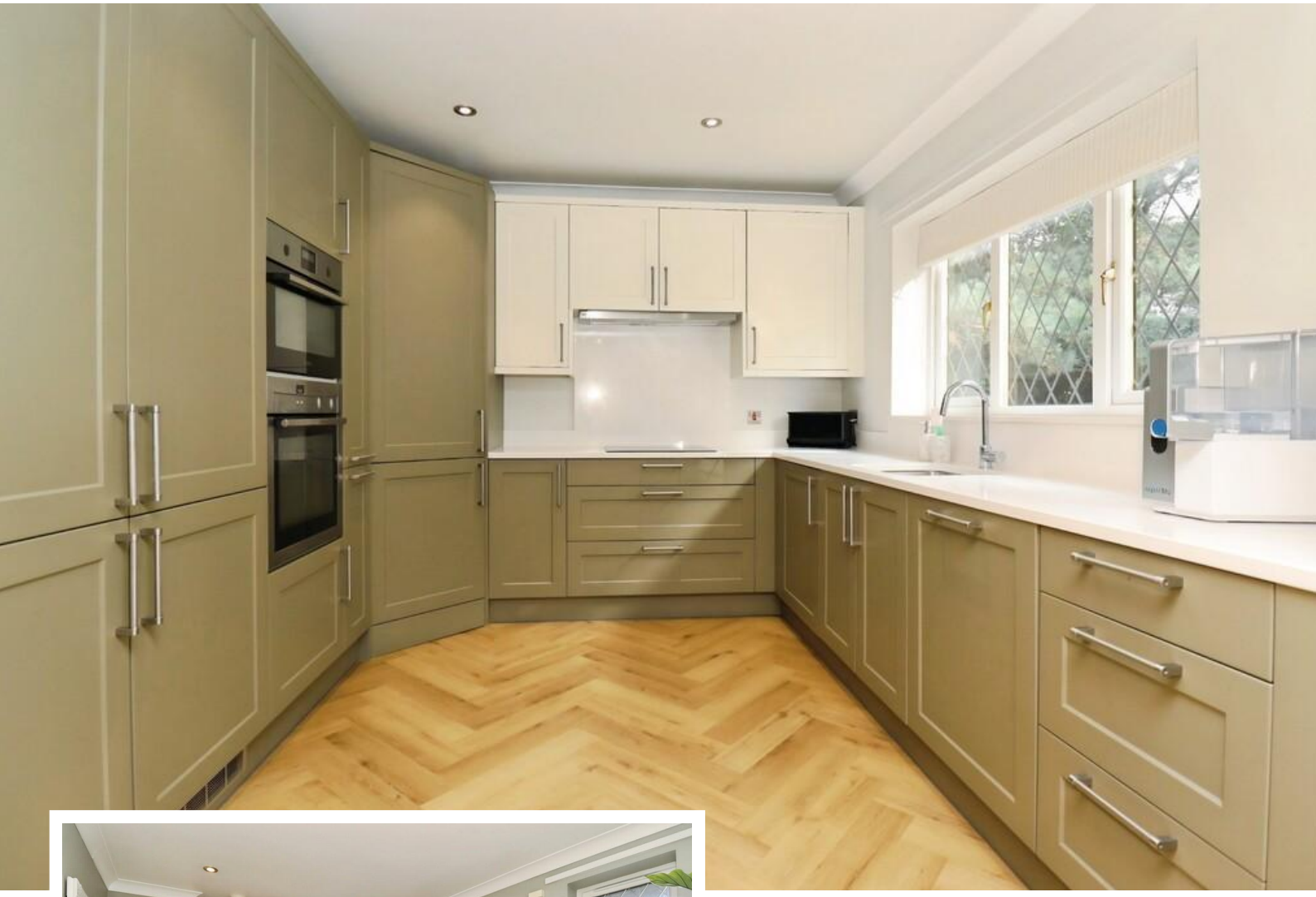

LOCATION

Market Rasen is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a 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 guest houses, public houses, library, health care providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').

ACCOMMODATION

HALLWAY

13' x 20' 3" (3.96m x 6.17m) Composite entrance door to the front elevation, double glazed window to the front, LVT flooring, radiator, understairs storage, solid wood doors to the principal ground floor rooms and stairs rising to the first floor.

STUDY

10' 5" x 8' 10" (3.18m x 2.69m) With double glazed window to the front elevation.

LIVING ROOM
12' 9" x 17' 2" (3.89m x 5.23m) With two radiators, double glazed window to the side elevation, log burning stove and double glazed French doors opening into the conservatory.

CONSERVATORY
12' 11" x 12' 2" (3.94m x 3.71m) With double glazed windows to the surrounding elevations and French doors opening onto the rear garden.

SNUG
10' 2" x 13' 11" (3.1m x 4.24m) With radiator and double-glazed window to the rear elevation.

KITCHEN/DINER
13' 11" x 22' 2" (4.24m x 6.76m) The kitchen has been renovated and fitted with a range of wall, drawer and base units with Quartz work surfaces over, integrated stainless steel sink, integrated Bosch induction hob with extractor over, integrated double ovens, full height integrated fridge and freezer, double glazed windows to the rear elevation and opening into the sitting room, LVT flooring, radiator and wood burning stove.

SITTING ROOM
11' 4" x 13' (3.45m x 3.96m) With radiator and double glazed window to the front elevation.

UTILITY ROOM
10' x 6' 7" (3.05m x 2.01m) With LVT flooring, double glazed windows to the front and side elevations, composite external door to the side, radiator, spaces for washing machine and tumble dryer and housing for the boiler.

WC
5' 7" x 3' 11" (1.7m x 1.19m) With LVT flooring, radiator, low level WC, wash hand basin and double glazed frosted window to the front elevation.

FIRST FLOOR LANDING
With two double glazed windows to the front elevation, radiator, access to the roof space and solid wood doors to the bedrooms and bathroom.

BEDROOM 1
12' 10" x 11' 7" (3.91m x 3.53m) With radiator and double glazed window to the rear elevation.

EN-SUITE
6' 2" x 6' 11" (1.88m x 2.11m) With vinyl flooring, low level WC, wash hand basin, corner shower cubicle, radiator and double glazed frosted window to the rear elevation.

BEDROOM 2
13' 11" x 10' 2" (4.24m x 3.1m) With radiator and double glazed window to the rear elevation.

EN-SUITE WC
4' 3" x 6' 11" (1.3m x 2.11m) With vinyl flooring, low level WC and wash hand basin.

BEDROOM 3
11' 3" x 12' 3" (3.43m x 3.73m) With radiator and double glazed window to the front elevation.

BEDROOM 4
12' 9" x 12' 2" (3.89m x 3.71m) With radiator and double glazed window to the rear elevation.

BATHROOM
6' 10" x 8' 10" (2.08m x 2.69m) With vinyl flooring, radiator, low level WC, wash hand basin, fitted bath with mixer taps, corner shower cubicle with overhead shower and double glazed frosted window to the front elevation.

GARAGE
19' 23" x 3' (6.38m x 0.91m) A substantial detached double garage with electric roller door, composite pedestrian door to the rear, power and lighting.

OUTSIDE
The property is approached via a long private driveway which opens onto a large gravelled parking and turning area, providing off-road parking for numerous vehicles and access to the detached double garage.

The gardens extend to approximately 1.08 acres (STS) in total, includes extensive lawned areas, mature trees and shrubs, established planted areas and spaces suited to both entertaining and family use. To the rear there is a secluded garden with a generous block paved patio, mature planting and access to the front from both sides of the house.

DEVELOPMENT POTENTIAL
The owner has advised that planning permission has previously been granted for an additional dwelling within the grounds. No reliance should be placed on any previous consent remaining valid and any future proposal would be subject to the necessary planning permission and other required consents. Prospective purchasers should make their own enquiries with the local planning authority and seek independent planning and legal advice before proceeding.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Oil central heating.

EPC RATING – C.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

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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.

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