



4 Council House

Newton By Toft, LN8 3NF



Book a Viewing!

£215,000

A well presented three bedroom semi-detached home, pleasantly situated in a quiet location within close proximity of Market Rasen town centre. The property offers well maintained accommodation arranged over two floors, making it an appealing opportunity for first time buyers, families or those looking to enjoy a quieter setting with convenient access to local amenities.

The accommodation briefly comprises an entrance hallway, living room, kitchen, utility room and conservatory to the ground floor, with three bedrooms, a family bathroom and separate WC to the first floor. The property enjoys an attractive outlook towards the church from the front, while the rear garden offers a particularly appealing feature, with an L-shaped layout and countryside views across open fields. The garden also benefits from established hedgerows, flowerbeds, mature shrubs and useful garden outbuildings.





LOCATION

Located in this rural setting of Newton By Toft which lies close to the Market Town of Market Rasen. Market Rasen is 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 guesthouses, 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

HALL

With composite external door to the front elevation, with uPVC frosted windows either side. The hallway features a radiator, stairs rising to the first floor, useful understairs storage and doors leading to the ground floor accommodation.



LIVING ROOM

10' 11" x 14' 5" (3.33m x 4.39m) A comfortable reception room with radiator, gas fireplace and uPVC double glazed windows to the front and side elevations, offering views of the church.

KITCHEN/DINER

10' x 14' 5" (3.05m x 4.39m) Fitted with tiled flooring, a uPVC double glazed window to the side elevation and uPVC sliding patio doors leading into the conservatory. The kitchen comprises a range of wall and base units with work surfaces over, an integrated stainless steel sink with drainer, integrated electric hob with extractor fan over and integrated electric oven. Tiled splashbacks provide a practical finish, while a storage cupboard houses the boiler and incorporates shelving.



UTILITY ROOM

8' 1" x 6' (2.46m x 1.83m) With tiled flooring and a range of wall and base units, together with spaces and plumbing for a washing machine and tumble dryer. A uPVC double glazed frosted external door with an adjoining window to the rear elevation, provides access and natural light.

CONSERVATORY

7' 5" x 11' 10" (2.26m x 3.61m) With tiled flooring and uPVC double glazed windows to all aspects, creating a light additional reception space overlooking the garden. uPVC double glazed French patio doors open onto the rear garden, making this a useful area for relaxing and enjoying the surrounding countryside views.

FIRST FLOOR LANDING

With doors leading to the bedrooms and bathroom facilities and access to the roof void.

BEDROOM 1

10' 11" x 9' 11" (3.33m x 3.02m) With radiator and uPVC double glazed window to the front elevation, enjoying the outlook towards the church.

BEDROOM 2

8' 6" x 12' 3" (2.59m x 3.73m) With radiator, uPVC double glazed window to the rear elevation and a useful storage cupboard.

BEDROOM 3

6' 11" x 10' 8" (2.11m x 3.25m) With radiator and uPVC double glazed window to the front elevation.



WC

5' 6" x 2' 8" (1.68m x 0.81m) Fitted with laminate flooring, low level WC and a uPVC double glazed frosted window to the rear elevation.

BATHROOM

5' 6" x 5' 2" (1.68m x 1.57m) With laminate flooring, wash hand basin, integrated bath unit with overhead shower, towel rail and radiator. The walls are tiled to the ceiling and a uPVC double glazed frosted window to the rear elevation provides natural light and privacy.





OUTSIDE FRONT

To the front, the property benefits from a driveway providing off-road parking, complemented by a mature hedgerow and a gravelled section offering further parking space. Side access leads around to the rear garden. The front facing aspect enjoys a pleasant view towards the church, adding to the property's setting.

OUTSIDE REAR

The L-shaped rear garden is a particularly appealing feature, combining a well-maintained lawn with established planting and attractive views across open fields. Flowerbeds, mature shrubs and plants line the garden, while established hedgerows provide natural boundaries and a settled feel. The garden offers a good amount of outdoor space for relaxing, gardening and entertaining, with the open countryside outlook providing a welcome sense of space beyond the property's boundaries. A greenhouse and garden shed offer useful storage and gardening facilities, with an old coal house which is currently used for storage.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. LPG gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A.

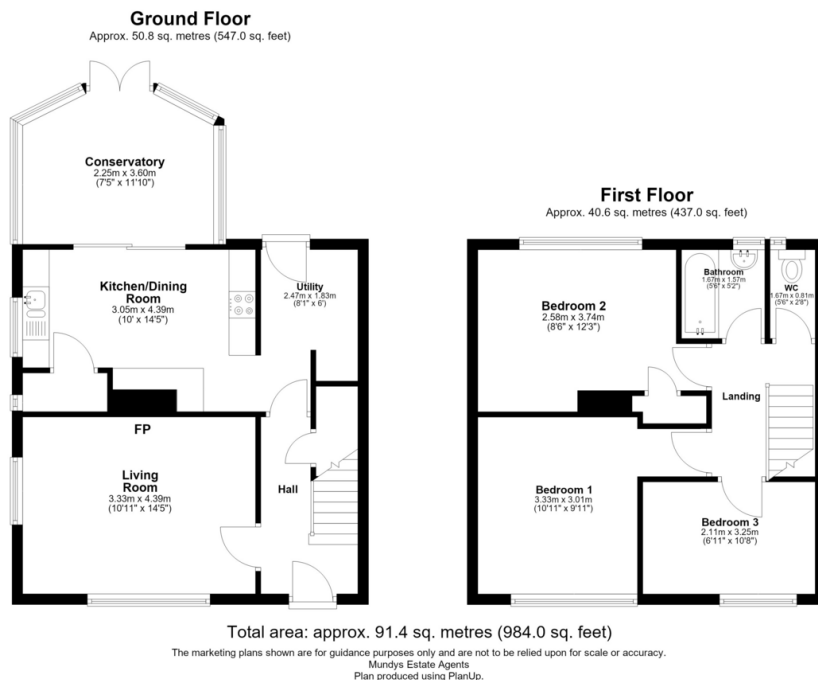
LOCAL AUTHORITY - West Lindsey District Council.

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](#)



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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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