

12 Southwold Road,

Market Rasen, LN8 3WJ

Book a Viewing!

£560,000

An immaculately presented five-bedroom detached family home, situated on a modern development within the popular market town of Market Rasen. Beautifully maintained and finished to a high standard, the property offers spacious and versatile accommodation arranged over two floors, with a range of modern features throughout. The ground floor provides an excellent choice of living space, including two separate reception rooms and an impressive open-plan kitchen/dining/living area, complemented by a separate utility room and ground floor WC. The kitchen is particularly well appointed, featuring contemporary units, quartz work surfaces, a range of integrated appliances and a breakfast bar. Bi-fold doors open directly onto the rear garden, creating an excellent space for both everyday family life and entertaining. To the first floor are five well-proportioned bedrooms, two of which benefit from en-suite facilities, with the principal bedroom also enjoying a separate walk-in wardrobe. A further family bathroom serves the remaining bedrooms. Externally, the property continues to impress with a generous south-facing rear garden, incorporating a spacious paved patio and large lawn. There is also a detached double garage with power and lighting, together with two allocated parking spaces directly in front. Combining generous family accommodation, a high standard of presentation and excellent outside space, this is an appealing home in a convenient Market Rasen location.





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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

HALL
With tiled flooring throughout, radiator and composite entrance door with uPVC double glazed windows either side to the front elevation. There is useful understairs storage, stairs rising to the first floor and doors leading to the ground floor accommodation.

WC
6' 1" x 3' 3" (1.85m x 0.99m) Fitted with tiled flooring, radiator, low level WC and wash hand basin with integrated storage beneath, complemented by tiled splashbacks.









SITTING ROOM
11' x 14' 1" (3.35m x 4.29m) A well-proportioned reception room featuring carpeted flooring, two radiators and dual aspect uPVC double glazed windows to the front elevation, allowing plenty of natural light.

LIVING ROOM
17' 6" x 14' 1" (5.33m x 4.29m) A further generous reception room featuring carpeted flooring, three radiators and uPVC double glazed windows providing a quadruple-aspect outlook, including windows to the front and side elevations.

KITCHEN/DINER/LIVING
12' x 38' 9" (3.66m x 11.81m) An impressive and spacious open-plan room, providing an excellent setting for modern family living and entertaining. The kitchen area features tiled flooring throughout and is fitted with a contemporary range of wall and base units, complemented by quartz work surfaces. The kitchen benefits from an extensive range of integrated appliances, including two double ovens, a separate warming oven, hob with extractor over, full-sized fridge, full-sized freezer and washing machine. There is also a stainless-steel sink with drainer integrated into the quartz work surface, together with a breakfast bar providing additional seating. The tiled flooring continues into the dining and living area, which benefits from a radiator and uPVC double glazed bi-fold patio doors opening directly onto the rear garden. Double doors also provide access through to the hallway, creating a natural flow between the principal ground floor spaces.

UTILITY ROOM
6' x 10' 6" (1.83m x 3.2m) With tiled flooring throughout and fitted with a range of base units, complemented by quartz work surfaces incorporating a stainless steel sink and drainer. There is space and plumbing for a washing machine, tumble dryer and the boiler. A composite external door provides access to the side elevation.

FIRST FLOOR LANDING
Carpeted flooring, radiator, uPVC double glazed window to the front elevation and doors leading to the first floor accommodation. There are two separate storage cupboards, one of which houses the hot water cylinder and access to the roof space.

BEDROOM 1
10' 10" x 14' 2" (3.3m x 4.32m) A spacious principal bedroom featuring carpeted flooring, two radiators and dual aspect uPVC double glazed windows to the front elevation.

EN-SUITE
5' 7" x 7' 9" (1.7m x 2.36m) Fitted with tiled flooring, towel rail radiator, spacious walk-in shower with dual shower heads and tiled surrounds, low level WC and wash hand basin with integrated storage beneath. A uPVC double glazed frosted window to the side elevation provides natural light.

WALK-IN WARDROBE
7' 6" x 6' 2" (2.29m x 1.88m) A useful additional space featuring carpeted flooring, radiator and built-in wardrobe storage.









BEDROOM 2
13' 2" x 14' 3" (4.01m x 4.34m) A further double bedroom featuring carpeted flooring, two radiators, dual aspect uPVC double glazed windows to the rear elevation and built-in wardrobe space. A door leads through to the en-suite shower room.

EN-SUITE
3' 11" x 8' 10" (1.19m x 2.69m) Fitted with tiled flooring, towel rail radiator, low level WC and wash hand basin with integrated storage beneath. There is also a walk-in shower with tiled surrounds and a uPVC double glazed window to the side elevation.

BEDROOM 3
12' 10" x 13' 8" (3.91m x 4.17m) A well-proportioned bedroom featuring carpeted flooring, two radiators and dual uPVC double glazed windows to the rear elevation.

BEDROOM 4
11' 3" x 15' (3.43m x 4.57m) A further bedroom featuring carpeted flooring, two radiators and dual aspect uPVC double glazed windows to the front elevation.

BEDROOM 5
9' 5" x 9' 9" (2.87m x 2.97m) Featuring carpeted flooring, radiator and uPVC double glazed window to the rear elevation.

FAMILY BATHROOM
8' 10" x 13' 8" (2.69m x 4.17m) A well-appointed family bathroom featuring tiled flooring, towel rail radiator and an additional radiator. The suite comprises a bath with dual taps and tiled splashback, separate shower cubicle with dual shower heads and tiled surrounds, wash hand basin with integrated storage and low level WC. A uPVC double glazed frosted window to the side elevation provides natural light.

GARAGE AND PARKING
16' 8" x 17' 10" (5.08m x 5.44m) The property benefits from a detached double garage, fitted with two separate up-and-over doors, together with power and lighting. There are also two allocated parking spaces directly in front of the garage, providing additional off-road parking. Access to the rear of the property is available via the side of the garage.

OUTSIDE REAR
The property enjoys a generous south-facing rear garden, providing an excellent combination of paved and lawned areas. A spacious block-paved patio offers ample room for outdoor seating and entertaining, with a large lawn extending beyond. The garden is accessible from the side of the property, with further access towards the detached double garage and parking area. The south-facing aspect provides a particularly appealing feature, offering a good degree of sunshine throughout the day.

OUTSIDE FRONT
To the front, the property benefits from a fenced boundary, with established areas for mature flowers and hedging, providing an attractive approach.





SERVICES
All mains services available. Gas central heating.

Annual Service Charge Amount - approx. £190.00

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

EPC RATING – B.
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
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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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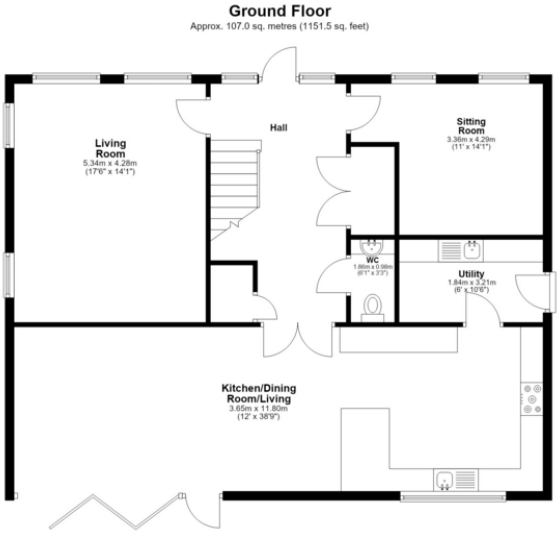

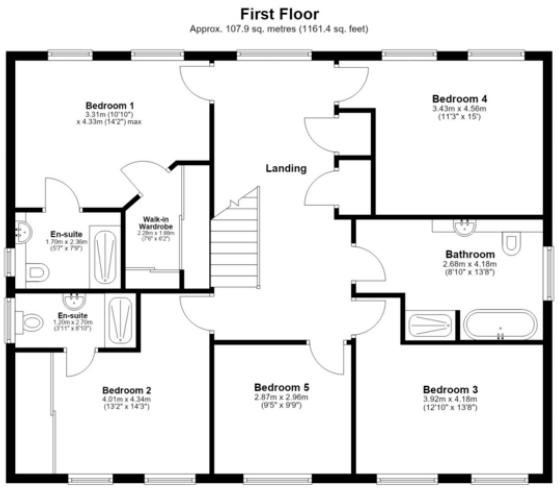

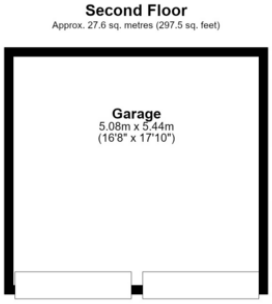

Total area: approx. 242.5 sq. metres (2610.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.

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LN8 3EH
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NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
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