

Melford, Well Street Bishop Norton Market Rasen



£240,000

This is a beautiful example of a four bedroom character cottage situated in the popular village of Bishop Norton which lies north of the Historic Cathedral & University City of Lincoln. Originally 3 individual cottages the property has been successfully converted to one larger than average family home. The property has a south facing rear garden, driveway, outbuildings and spacious internal accommodation to comprise; Entrance Hall, Lounge, Utility Room, Dining Room, farmhouse style fitted Breakfast Kitchen, Cloakroom WC, First Floor Landing leading to Four Bedrooms with En Suite to bedroom one and a Family Bathroom. Viewing is highly recommended to appreciate the accommodation on offer and the position of the property within this rural village location.

Location

Bishop Norton is a rural village close to Caenby Corner roundabout hence is well positioned for access to Lincoln to the south, Gainsborough to the west and Scunthorpe and the Humber Bridge is to the north. The market town of Market Rasen is close by and offers a good range of amenities including shops, schooling, public houses and leisure facilities.

For more information about Lincoln, view our Mundys' Video Guide which can be viewed at:-

<http://mundys-uk.com/Buying/Lincoln-Video-Guide>

Directions

Heading north out of Lincoln on the A15, at the Caenby Corner roundabout go straight on, continue along this road for some time, turn right where signposted to Bishop Norton, at the end of the road turn left onto Glentham Road, then right onto Well Street where the property can be identified on the right hand side.

For satellite navigation purposes, please use the postcode LN8 2AZ.

Or why not visit our website at www.mundys-uk.com and use the 'multi map' facility to see the directions on-line.

Services

Mains water, drainage and electricity. Oil fired central heating.

Tenure

Freehold.

Viewings

By prior appointment through Mundys.

Note

Energy Ratings 28(F)/82(B) & Environmental 21(F)/74(C).

These Property Particulars were revised on 29th August 2014.



WEBSITE

Our detailed website shows all our properties available, and also gives extensive information on all aspects of moving home, local information and lots more. Access on www.mundys-uk.com

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We are happy to offer FREE advice on all aspects of moving home including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring, call in or visit our website for details of all our packages.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, ask for Steven Spivey, MRICS.

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.

GENERAL

If you have any queries with regard to purchase, please ask and we will be happy to assist.

Mundy & Co. makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy & Co. has any authority to make or give representation or warranty whatever in relation to this property.
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Accommodation

<u>Entrance Hall</u>	With window and double glazed uPVC door to the rear garden, radiator, door into the Utility Room, archway to Dining Room and door to the Lounge.
<u>Lounge</u>	Approx. 5.23m x 4.50m (17'2 x 14'9) (The height of the room from floor to ceiling is approximately 7'2), with windows to the front and rear aspects, open fire with feature stone surround and hearth, wall light points and beams to the ceiling.
<u>Utility Room</u>	Approx. 2.24m x 1.40m (7'4 x 4'7), with space & plumbing for washing machine, space for tumble dryer, wall mounted units, power and lighting.
<u>Dining Room</u>	Approx. 4.39m x 2.90m (14'5 x 9'6), with windows to the front and rear aspects, radiator and under stairs storage cupboard.
<u>Rear Entrance</u>	With window and stable door to the rear garden, stairs rising to the First Floor Landing, radiators and doors to the Dining Room, Breakfast Kitchen and Cloakroom WC.
<u>Cloakroom WC</u>	With window to the rear aspect, low level WC and hand wash basin.
<u>Breakfast Kitchen</u>	Approx. 4.42m x 4.09m to a maximum of 5.82m (14'6 x 13'5 to a maximum of 19'1), with windows to the front and rear aspects, range of bespoke base units with drawers and work surfaces over, circular sink unit with drainer and mixer tap, partly tiled walls, integral four ring electric hob, space & plumbing for dishwasher, space for American style fridge freezer, feature brick built fire place with Aga, tiled flooring and beams to the ceiling.
<u>First Floor Landing</u>	With radiator, access to Three Bedrooms, Family Bathroom and double glass panelled doors to the front landing which gives access to Bedroom One and En Suite.
<u>Bedroom 2</u>	Approx. 3.78m x 3.48m (12'5 x 11'5), with uPVC window to the rear aspect, radiator and fitted wardrobes.
<u>Bedroom 3</u>	Approx. 4.42m x 2.54m (14'6 x 8'4), with window to the front aspect and radiator.
<u>Bedroom 4</u>	Approx. 3.76m x 2.51m (12'4 x 8'3), with uPVC window to the rear aspect and radiator.
<u>Bedroom 1</u>	Approx. 5.03m x 3.10m to a maximum of 5.79m (16'6 x 10'2 to a maximum of 19'), with windows to the front aspect, uPVC window to the rear aspect, radiators and door to the En Suite.
<u>En Suite</u>	Approx. 2.49m x 2.03m (8'2 x 6'8), with uPVC window to the rear aspect, suite to comprise; bath, low level WC and hand wash basin, partly tiled walls, radiator and access to the roof void.
<u>Bathroom</u>	Approx. 2.79m x 2.03m to a maximum of 4.32m (9'2 x 6'8 to a maximum of 14'2), with window to the rear aspect, suite to comprise; corner bath, separate shower cubicle, low level WC and hand wash basin, partly tiled walls, radiator and airing cupboard housing the hot water tank and shelving.
<u>Outside</u>	To the side of the property there is off street parking and three brick built outbuildings, one with power & lighting. To the rear of the property there is a seating area, flower beds, shrubs and trees, steps up to a secluded south facing garden with extensive lawned area, two further brick outbuildings, one with lighting and housing the oil fired boiler and the other is used as a garden store, oil tank, security lighting and outside tap.

Photograph Gallery

