

*Rural
and
Equestrian*



Greenacres, Moortown LN7 6HZ

M A S O N S

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Greenacres
Station Road, Moortown,
Market Rasen LN7 6HZ

A detached country bungalow standing well back from the road in a large plot of around 0.4 acre (STS) and enjoying views over fields to both front and rear. The property has 3-bedroom accommodation which is generally in need of modernization and improvement but affords great potential with scope for extension/outbuildings (STP) within the deep grounds.

Directions

From the market square in Caistor, turn down Plough Hill by the bollards and follow the road which continues along Horsemarket. After the sharp right bend and small rise you will be on Nettleton Road. Follow the road to the T-junction and turn right along the A46. On arriving in Nettleton, take a right turn along Moortown Road and follow the road for several miles crossing the railway line and continuing until just past the speed restriction signs where Greenacres will be found on the right side.

The Property

A detached bungalow thought to date back to the 1960's/70's with brick faced principal walls under a concrete tiled roof. The property has uPVC double-glazed windows and an oil central heating system.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale).



Main Front Entrance

Comprising a recessed porch with uPVC part-glazed (double-glazed) front door having decorative leaded pane and double-glazed side panel to:

L-Shaped Entrance Hall

With radiator, coved ceiling, two wall light points and door leading to the walk-in airing cupboard containing a foam-lagged hot water cylinder with immersion heater and slatted linen shelves. Central heating thermostat and digital programmer for the heating and hot water systems.

Lounge

Positioned at the front of the bungalow with a wide walk-in bay window. Stone fireplace with slate hearth, plinth to the side and open grate. Two radiators and coved ceiling.



Dining Kitchen

A good size with a modern range of units comprising base cupboards and drawers, roll-edge work surfaces with tiled splashbacks, tall unit with an electric oven and a separate ceramic hob (both in need of replacement). One and a half bowl, single drainer stainless steel sink unit, wide rear window presenting views across the rear garden and farmland beyond. Radiator, part-tiled walls and large recessed double cupboards with partly shelved area internally. Connecting door to the utility room and garage wing.

**Utility Room**

With a Belfast sink on block-built piers, roll-edge work surface, wall shelves, power points, strip light and rear double-glazed window. To the side is the electricity consumer unit with MCB's and meter. Part-glazed (double-glazed) door to outside.

**Bedroom 1 (front)**

A good size double bedroom with a front window overlooking the deep front garden. Radiator.

**Bedroom 2 (front)**

A smaller double bedroom with a radiator and a window also enjoying a pleasant view across the front garden to open fields beyond.





Bedroom 3 (rear)

A further double bedroom of L-shape with high-level wall shelves, radiator and rear window overlooking the main garden.



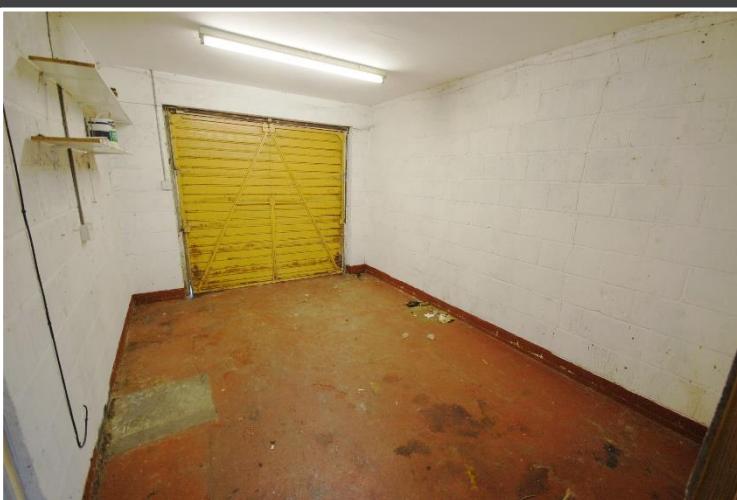
Bathroom

With a coloured suite comprising panelled bath with two grips and an electric shower unit over, set into a tiled surround; vanity wash basin with cupboard beneath and tiled splashback. Radiator, electric wall heater and window with tiled sill to the rear elevation.



Separate Toilet

With a coloured low-level WC and rear window.



Outside

The bungalow stands well back from the road behind a deep front garden which is principally laid to lawn, partially enclosed by hedges with mature trees and a long driveway providing ample parking space and giving access to the garage with a shaped turning space at the front. Work has commenced to excavate a large ornamental pond a short way from the front wall of the bungalow and this either needs to be completed or filled by the purchaser.

Integral Garage

With up and over door at the front, connecting door to the dining kitchen, trap access to the roof void, strip light, power points and wall shelves. Further part-glazed inner door to the utility room.

Integral Boiler Room

Accessed from a timber part-glazed (single-glazed) door from the rear garden, the boiler room has a Worcester oil-fired central heating boiler.

Rear Garden

A pathway leads across from the drive to the main front entrance and then continues around the side of the bungalow with a dog kennel and run to one side, together with a smaller garden shed. There is a gate on the opposite side into the main rear garden. The rear garden is an excellent size and presently sub-divided by timber post and wire netting fences to create enclosures, interspersed with a number of ornamental and fruit trees together with climbing plants. Close to the bungalow there is a timber garden shed and a metal-framed greenhouse. To the rear of the shed is the oil storage tank for the central heating system. Within the rear garden there is an animal enclosure with timber-built pens having timber and wire netting doors, a sensor floodlight and a further timber garden shed beyond. The gardens back onto open farmland and from the far end of the garden there are some pleasant panoramic views.





Location

Moortown is a rural Hamlet in the parish of South Kelsey and is positioned approximately three miles south west of Caistor market town and seven miles south east of Brigg. Grimsby is about fourteen miles away and the nearest primary school is in North Kelsey. There is a local pub called the Skipworth Arms.

Viewing:

Strictly by appointment through the agent.

General Information

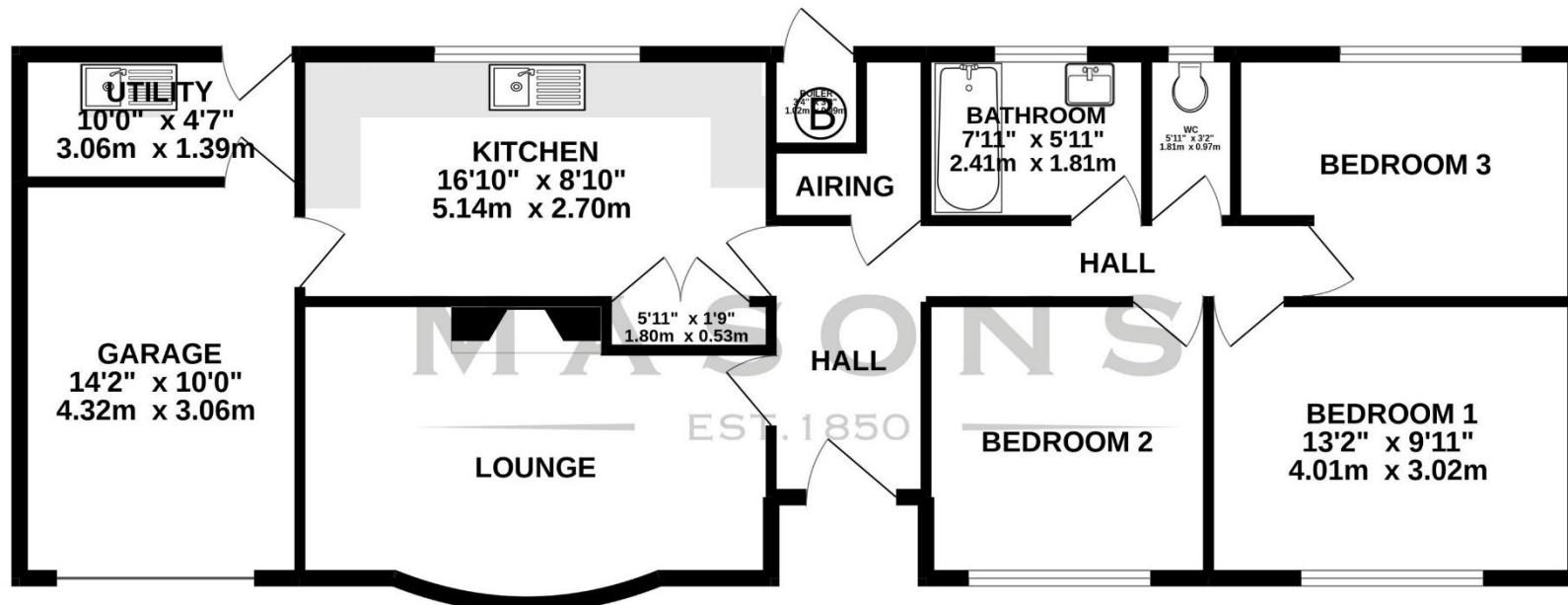
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity and water whilst drainage is to a private system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.



Floor Plans and EPC Graph

NB A PDF copy of the full EPC can be emailed on request

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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