

MASONS

SALES & LETTINGS



SPRINGFIELD
WALESBY LN8 3UW

MASONS

EST. 1850

SPRINGFIELD, RASEN ROAD, WALESBY, MARKET RASEN LINCOLNSHIRE LN8 3UW

An interesting opportunity to acquire a renovation/re-development project in a prime Wolds village with a large plot of around 0.6 of an acre (subject to survey). The spacious detached bungalow has 3 bedrooms, two reception rooms, large hallway, bathroom, kitchen, boot room/lobby, utility room, cloakroom/WC and an attached garage with workshop/store. Extensive garden with stable and tack room. For sale with NO CHAIN.

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ABOUT SPRINGFIELD

This individual detached bungalow is believed to date back to around 1980 and has a combination of brick and natural stone-faced main walls under a pitched concrete tiled roof. The windows are uPVC double glazed and there is a gas central heating system. The accommodation is well proportioned as is readily apparent from the floor plan.

The bungalow has vertical cracks to the lower area of the inner leaf walls to the rear left corner in particular. The property has also just been cleared of a rat infestation and remedial works will also be required in this respect. We anticipate that most buyers would look to modernise the kitchen, bathroom, etc. at the same time.

Alternatively, buyers may well wish to investigate a full re-development or renovation and development scheme, subject to planning and building regulation consent as the plot is large enough for at least one additional dwelling, or replacement of the original building with at least two dwellings. The local planning authority is the West Lindsey District Council.

The property represents a unique opportunity to create one or more valuable homes.



ACCOMMODATION

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

The main entrance is at the front of the property where a composite, part-glazed (double-glazed) front door finished in green externally and in white internally, has complementary double-glazed side panels and a light over. The door opens into the:

Entrance Porch

With coat hooks to one side, light and an internal glazed door in a large, glazed surround to the:

Entrance Hall

An excellent size with a reception area and passageway leading off to an inner hallway. Radiator, three light points and double doors to a recessed airing cupboard containing the foam-lagged hot water cylinder with linen storage cupboard over. Door adjacent to a walk-in cloaks/store cupboard with coat hooks, high-level shelf, light and internal window to the boot room.

Lounge

A spacious reception room with a ceramic tile fireplace and hearth, a wide walk-in bay window on the front elevation, two radiators and two





side windows, one from floor level. Coved ceiling with centre light point.

Dining Room

Another very good size reception room with a wide window on the front elevation overlooking the main approach to the bungalow. Radiator, ceiling light point and serving hatch from the kitchen adjacent.



Breakfast Kitchen

With a range of units finished in green comprising base cupboards and drawers, wall cupboards and roll edge work surfaces with tiled splashbacks. NB: for easy access, the work surfaces and base units have been positioned at a lower level than in general. Single drainer stainless steel sink unit and a free-standing AEG dishwasher. Tall unit with an AEG electric oven and separate AEG four plate hob. Breakfast bar to one side. Window to the front and side elevations with tiled sills. Expelair extractor fan, strip light, double radiator and sliding door to the walk-in pantry with wall shelving to two sides, electric light and internal window to the boot room. Connecting door from the kitchen to the:

Boot Room

With an additional entrance from the driveway, having a uPVC double-glazed front door and matching glazed side panels from floor level. This is a useful room with coat hooks to wall rail, double radiator and a connecting door to the garage. Sliding door to cloakroom/WC and a further door to the utility room.





Utility Room

With a stainless-steel single drainer sink unit having cupboards beneath, space at the side with AEG washing machine plumbed in. Tiled floor, rear window and Ideal Mexico gas-fired central heating boiler operating with a wall programmer. Adjacent there is a water softener. Trap access to the roof void.

Cloakroom/WC

White suite of low-level WC and bracket wash hand basin with ceramic tiled splashback. Wall mirror and rear window. Infra-red electric wall heater.



Bedroom 1

An excellent size with a wide window to the rear elevation overlooking the main lawned garden. Radiator and two ceiling light points.

Bedroom 2

Another good size double bedroom with radiator and window on the rear elevation. Double doors to a good size recessed, built-in wardrobe with clothes rail having shelf over and store cupboard above.

Bedroom 3

A good size single bedroom with a wide window on the rear elevation and radiator beneath.



Bathroom

With part tiled walls and a white suite comprising a panelled bath with grips, pedestal wash basin and low-level WC. Mirror-fronted wall cabinet, rear window, radiator, towel rails, wall mirror and infra-red wall heater.

Attached Garage

With a remote control, motorised sectional door at the front, a double-glazed window on the side elevation and the garage is an excellent size with plastered walls internally. Electric light, power point, coat hooks and gas meter at high level to the front corner. Connecting door at the rear to a:

Workshop/Store

With high-level shelf to one side, rear double-glazed window and a ledged and framed door to outside.



OUTSIDE/LAND



From Rasen Road, wrought iron double gates open outwards to allow vehicular and pedestrian access along the tarmac driveway which leads up to a good size parking forecourt with a concrete-paved hardstanding and approach to the attached garage. There are outside bulkhead lights, and the secluded front garden is mainly laid to lawn with high hedges and shrubs forming a screen to the road at the front. Trees include laurel, conifers, plum and sycamore.

To the right side of the bungalow there is a good size banked, lawned garden also enclosed by mixed hedgerows with a fruit tree and this lawn then extends across the rear of the bungalow with tall conifer hedging, laurels, holly and lime.



There is a walled patio which is concrete paved with a useful brick-built garden store to the corner, though the brick wall surround is badly cracked and in need of repair or renewal in places. Outside water tap and further bulkhead light.

On the left side of the bungalow when viewed from the road, there is initially a continued lawned garden with derelict greenhouse and then an additional good size garden area, presently rather overgrown but enclosed by hedges whilst to the rear is a timber-built stable and tack room with canopy roof and a concrete apron at the front.



Directions

From Louth, take the A631 towards Market Rasen for around 8 miles and after passing through Ludford village, turn right at the crossroads along the B1225. Carry straight on at the next crossroads and continue to the left turn signposted to Walesby. Take this lane down Walesby Hill and then follow the road through the village centre, continuing along Rasen Road until the bungalow is found on the right.

Location

Walesby is a rural village within the scenic Lincolnshire Wolds Area of Outstanding Natural Beauty. The village lies in the West Lindsey district around 3 miles (5 km) north-east of Market Rasen and 7 miles (11 km) south of Caistor. Tealby parish lies to the south-east.

St Mary's is an Arts and Crafts style Church which was designed by the architect Temple Moore in 1913. Occupying a hillside position with steep pathway approach, an earlier church, All Saints, was renovated in the 1930's and is now known as the "Ramblers Church" - it features a 1951 stained glass window detailing walkers and cyclists. The Viking Way passes close to All Saints.

Viewing

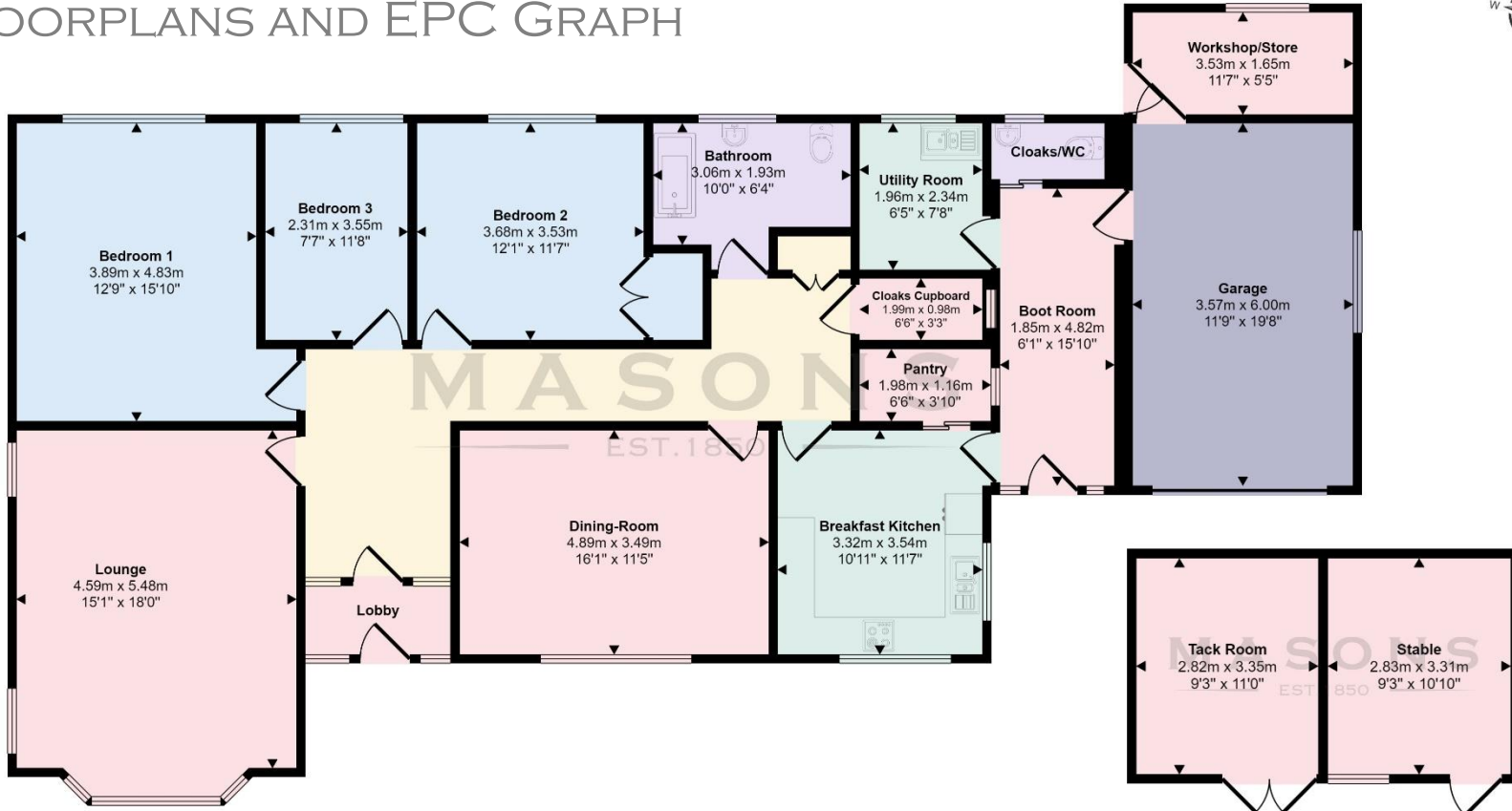
Strictly by prior appointment through the selling agent.

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 and the electrical and plumbing systems will need remedial work following the rat infestation. 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. The red-lined aerial image shows an approximation of the boundaries and should be verified against the contract plan at sale stage. We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band F.



FLOORPLANS AND EPC GRAPH



Ground Floor
Approx 186 sq m / 2004 sq ft

Tack Room/Stable
Approx 19 sq m / 208 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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