



82, Willingham Road

| Market Rasen | LN8 3RE

Offers Over £725,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,
Agricultural & Fine Art Auctioneers.

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A UNIQUE THREE-DWELLING OPPORTUNITY. LUXURY LODGE AND STUDIO. MULTI-GENERATIONAL OR INCOME POTENTIAL.

A rare and outstanding multi-generational lifestyle opportunity offering three separate dwellings in one exceptional setting on the edge of Market Rasen. The plot comprises of a Three Bedroom Detached Bungalow, a Luxury Two Bedroom Lodge and a Stylish Studio/Cabin ideal for extended family living, home working or income potential.

Positioned opposite the Racecourse and Rugby Ground and to the rear views over the Lake and direct access to Willingham Woods, perfect for walking and cycling, while remaining just a short distance from Market Rasen, schools, shops cafes, supermarkets and the Railway station and on a direct route to the historic market town of Louth.

The immaculately presented bungalow benefits from oil central heating, double glazing, refitted kitchen/diner, refitted en-suite, three bedrooms, generous living space, attractive front and rear gardens, sunken patio, parking for multiple vehicles and a double garage.

The beautiful wood clad luxury lodge offers modern open plan living, sun room, two bedrooms, ensuite and bathroom, LPG gas heating and its open garden area overlooking the lake.

The studio/cabin provides a versatile additional space with open plan living/kitchen area and ensuite, currently used as a home business.

A truly unique and versatile residence offering space, privacy and lifestyle flexibility in a highly desirable location.

The layout and separation of the accommodations present an excellent opportunity for buyers seeking options to work from home, rental or holiday lets. Each dwelling benefits from a garden space and parking allowing independent living and privacy from the main residence.



- Unique Trio Dwelling Opportunity
- Two Bedroom Luxury Lodge
- Opposite Racecourse & Rugby Ground
- Each Having its own Garden Area
- Easy Access to Willingham Woods and Views of Lake.
- Three Bedroom Detached Bungalow
- Studio/Cabin - Ideal for Home Workers
- Perfect for Multi Generational Living or Income Potential
- Parking for Multiple Vehicles
- Close to Market Rasen & Amenities

Detached Bungalow Accommodation

Storm Porch: Half panelled and half multi pane, sealed unit double glazed entrance door and matching side screens to:-





Reception Hall

Two double radiators. Coving. Double opening coat/storage cupboard with matching double cupboard over. Double opening linen cupboard, again with matching storage over. Panelled doors off.

Living Room

12'5 x 18'8 (3.78m x 5.69m)

Skirting radiators. Modern 'Floating Effect' electric flame effect fire in modern fireplace. Windows to front and side.

Re-Fitted Kitchen & Diner

10'8 x 21'6 (3.25m x 6.55m)

Modern pale grey, high-gloss finish wall and base units with brushed steel handles. Roll-top work-surfaces with inset single drainer, stainless steel sink top. Mosaic effect tiled splashbacks. Built-in Dishwasher, Built-in Electric Double Oven, Extractor hood in stainless steel canopy. Two windows to the rear. Two double radiators.

Utility Room

8'0 x 7'0 (2.44m x 2.13m)

Roll-top work-surfaces with space for two standard domestic appliances under and plumbing for washing machine. Tiled to full height. Oil fired boiler. Window to rear. Half panelled, half sealed unit, multi pane double glazed door to rear garden. Door to:-

Cloakroom

White suite of Low Level W.C. and Wash hand basin set in white high-gloss finish vanity unit with cupboard under. Window to rear.

Bedroom One

12'9 x 11'10 plus double wardrobe depth (3.89m x 3.61m plus double wardrobe depth)

Built-in double wardrobe with matching storage cupboards over. Window to front. Double radiator. Panel effect door to:-

Re-Fitted En-Suite Shower Room

White suite of step-in shower cubicle with 'rain shower' and second shower attachment. Mermaid style boarding in enclosure. Trough style sink white high-gloss finish vanity unit with cupboard under. Low Level W.C. Chrome heated towel rail. uPVC double glazed window to side.

Bedroom Two

11'10 x 11'2 (3.61m x 3.40m)

Window to rear. Radiator.

Bedroom Three

12'9 x 8'11 plus wardrobe depth (3.89m x 2.72m plus wardrobe depth)

Double mirror fronted, floor to ceiling wardrobe. Radiator. Window to the front.

Bathroom

White suite of panelled bath. Step-in shower cubicle. Trough style sink in white high-gloss finish vanity unit with double cupboard under. Radiator/towel rail. Tiling to full height.







Front Garden

Lawn. Parking for around six cars.

Double Garage

20'1 x 16'5 (6.12m x 5.00m)

Electric up and over door. Light and electric. Two adjoining stores.

Rear Garden

Lawn. Cold water tap. Sunken covered patio.

Additional Gravelled Parking

For the Lodge and Studio/Cabin.

Lodge and Studio/Cabin Front Garden

Lawn. Flower borders. Greenhouse. Shed.

Luxury Lodge Accommodation

Entrance Lobby

Approached via double glazed entrance door. Double opening coat/storage cupboard housing LPG Gas Boiler. Open to:-

Utility Area

5'8 plus wall of cupboards x 6'2 (1.73m plus wall of cupboards x 1.88m)
Pale grey larder units and base unit with brushed steel handles. Grey roll-top work-surfaces with inset half-drainer, stainless steel sink top. Fired earth effect tiled splashbacks. Door to:-

Inner Hall

Radiator. Oak doors off. Glazed and oak framed door to Open Plan Living/Dining Kitchen.

Open Plan Living/Dining/Kitchen

20'6 x 21'3 (6.25m x 6.48m)

Kitchen Area: Pale grey high-gloss finish wall and base unit. Roll-top worksurfaces with inset half-drainer, stainless steel sink top. Built-in dishwasher. Stainless steel five ring LPG gas hob. Electric double oven. Fired hearth effect tiled splashbacks. Window to side. Breakfast bar. Open to Living and Dining Area: Four picture windows to sides. Two double radiators. Double glazed, double doors to:-

Sun/Garden Room

11'9 x 21'2 (3.58m x 6.45m)

Four picture windows to the sides and two to the rear. Double glazed sliding patio doors to rear garden. Two wall mounted electric heaters.

Bedroom One

13'11 x 10'3 plus dressing area (4.24m x 3.12m plus dressing area)

Window to front. Two picture windows to the side. Double radiator. Dressing Area with two walk-in wardrobes. Oak door to:-



En-Suite Shower Room

White suite of large walk-in shower with 'rain' shower and second wall mounted shower attachment. Low Level W.C. Trough style sink in white high-gloss finish vanity unit with drawers. Tiling to water sensitive areas with glass mosaic effect border tiles. Double radiator. Window to side.

Bedroom Two

12'10 x 10'3 (3.91m x 3.12m)

Two picture windows to the side. Double radiator. Built-in wardrobe and dressing table. Radiator.

Bathroom

White suite of 'P' shaped bath with glazed screen and mixer tap/shower attachment. Low Level W.C. Trough style sink in white high-gloss finish vanity unit with drawers. Radiator. Window to the side. Tiling to water sensitive areas.

Lodge Side & Rear Garden

Lawn. Fruit trees.

Studio/Cabin Accommodation

Open Plan Studio/Living Room & Kitchen Area

14'3 x 13'4 plus recess (4.34m x 4.06m plus recess)

Kitchen Area: Pale grey high-gloss finish wall and base units with brushed steel handles. Grey wood effect roll-top work-surfaces with inset half-drainer, stainless steel sink top. Living Area: Wood effect tiled floor. Vaulted, pine panelled ceiling. Two wall mounted electric heaters. Double glazed patio doors to Deck.

Shower Room

Step-in shower. Trough style sink in grey vanity unit with storage. Low Level W.C.

Outdoor Covered Potential Hot Tub Area

10'1 x 14'3 (3.07m x 4.34m)

Rear Garden

Lawn.

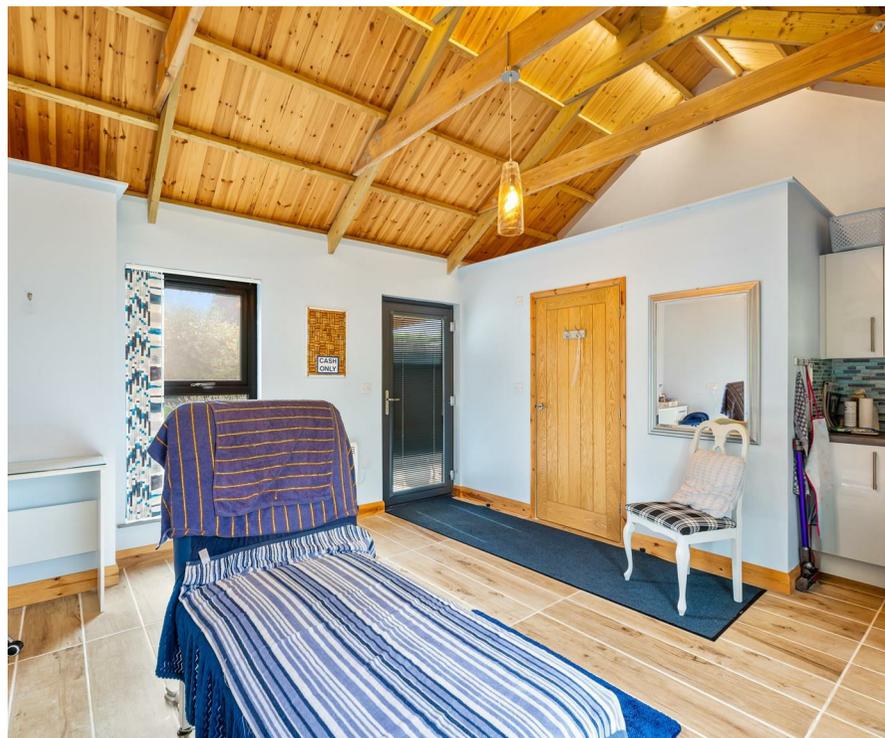
Additional Information

Tenure: Freehold

Bungalow EPC Rating: D. Plus Lodge behind 82 Willingham Road EPC Rating: C

Council Tax: The Bungalow is Band: D and the Lodge is Band: C

Services: The Bungalow has oil fired heating. Mains Electric, Water & Drainage. The Lodge has LPG heating, Mains Electric and Water and Septic Tank for Drainage. The Cabin has Mains Electric and Water. The three properties have one water meter.







Main area: Approx. 258.9 sq. metres (2786.7 sq. feet)
 Plus garage & external storage, approx. 35.1 sq. metres (378.1 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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82 Willingham Road, Market Rasen

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.