



## Highfield Lodge, Moor Lane

| Owersby Moor, Market Rasen | LN8 3YN

£275,000



Perkins George Mawer & Co.

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

# Highfield Lodge

Moor Lane |

Owersby Moor, Market Rasen | LN8

3YN

A Detached Cottage in Beautiful Rural Location with Open Countryside Views. Ready to be Re-Loved by a new owner and nurtured back to its full potential. Moor Lane is situated in lovely Lincolnshire Countryside around five miles from Market Rasen, which has a Tesco Supermarket and Railway Station and De Aston Secondary School, whilst Caistor, which is around six miles distance has the well regarded Grammar School. Both towns have good independent shopping, cafes and bars for all your essential needs.

This is a rare opportunity to buy a detached home in such a wonderful location. It has radiator heating run by solid fuel and the warmth is retained by uPVC double glazing. The accommodation comprises: Entrance Hall, Bathroom, Living Room, Kitchen with Pantry and Rear Porch/Boot Room. On the First Floor there are Three Bedrooms. Outside there are Good Sized Gardens, a Driveway and a Single Garage.

- Detached Cottage in Rural Location
- In Need of Modernisation
- Open Countryside Views
- Living Room & Kitchen
- Bathroom & Three Bedrooms
- Driveway and Garage
- Good Sized Garden
- No Onward Chain

## Reception Hall

Understairs cupboard. Doors off.

## Bathroom

Bath. W.C. Pedestal wash basin. Windows to side and rear. Radiator. Tiled splashbacks.

## Living Room

10'0 x 13'6 min (3.05m x 4.11m min)

Log burner on quarry tiled hearth with wooden mantel. Radiator.

Window to front. Door to Stairway.





### Kitchen

7'0 x 13'10 (2.13m x 4.22m)

Wall and base units. Roll top work-surfaces with inset single drainer stainless steel; sink top. Tiled splashbacks. Radiator. Window to rear. Door to Rear Porch/Boot Room. Sliding door to Pantry having shelving and window to rear.

### Rear Porch/Boot Room

5'11 x 9'7 (1.80m x 2.92m)

uPVC double glazed windows to sides and rear. Half uPVC double glazed door to rear.

### First Floor Landing

Doors off.

### Bedroom One

9'11 x 11'1 plus wardrobes (3.02m x 3.38m plus wardrobes)

Floor to ceiling fitted wardrobe. Window front with countryside views.

### Bedroom Two

9'0 x 9'3 (2.74m x 2.82m)

Window with countryside views. Radiator.

### Bedroom Three

6'11 x 14'0 (2.11m x 4.27m)

Radiator. Airing cupboard housing foam lagged hot water cylinder.

### Front Garden

Approached via double opening wrought iron gates. Lawn. Driveway leading to Garage.

### Single Garage

Up and over door.

### Rear Garden

Brick store. Greenhouse. Timber garden shed. Lawn.

### Additional Information

Tenure: Freehold


EPC Rating: F

Council Tax Band: B - West Lindsey

Services: Mains Electric and Water. Solid Fuel heating system. Shared Private Drainage with Highfield Farm

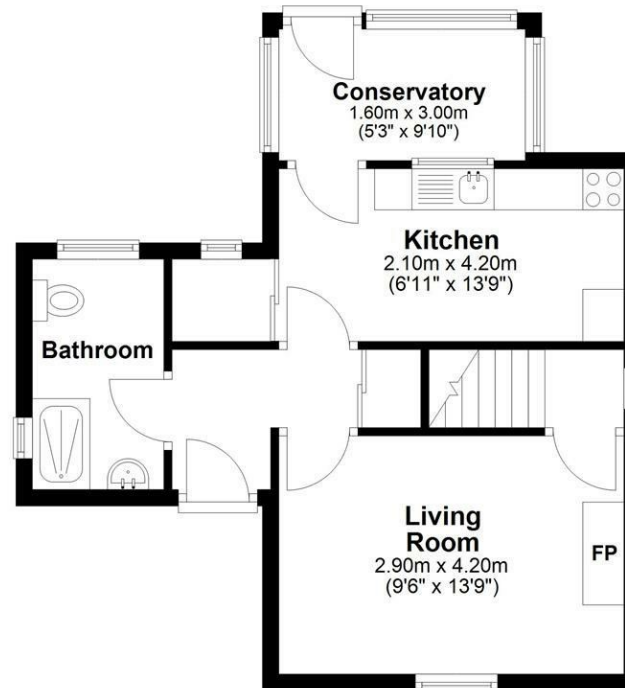


#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	37	74
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

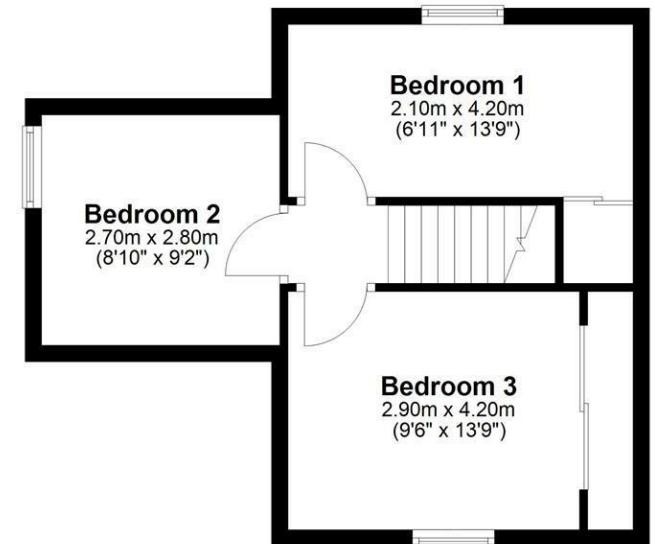
#### Ground Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



#### First Floor

Approx. 33.7 sq. metres (362.4 sq. feet)



Total area: approx. 73.0 sq. metres (785.8 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

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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.