



# The Smithy, The Green

| Market Stainton, Market Rasen | LN8 5LJ

£600,000



Perkins George Mawer & Co.

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

# The Smithy

The Green |

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5LJ

Substantial and Individually Built Modern Four Bedroom Detached Family Home with Panoramic Views over the Lincolnshire Wolds and The Green. Set in a Quiet Rural Hamlet of Market Stainton, which is perched on top of the Lincolnshire Wolds gives this home unique and far reaching views over Stunning Lincolnshire Countryside. It is situated approximately seven miles north of the Horncastle, which has the well regarded Queen Elizabeth's Grammar School, the town also caters for all your essential daily needs such as Dentists, Doctors, Leisure Centre, Vets and a Tesco Supermarket and Co-Op Food Store.

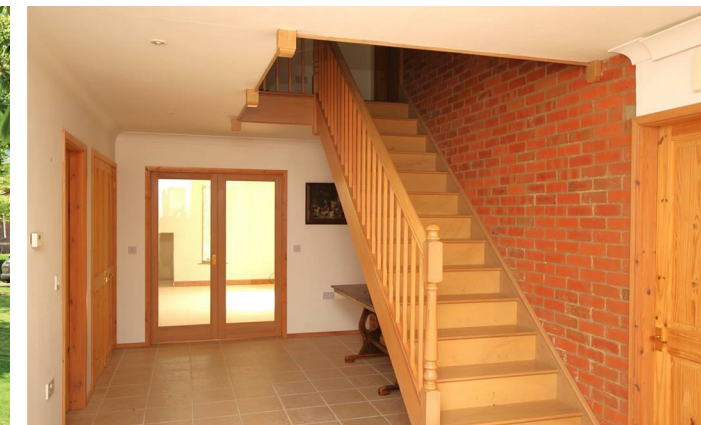
This Spacious Home has been loved by the current owner from new and benefits from under floor heating to the ground floor and radiator heating to the first floor, the warmth is retained by sealed unit double glazed windows. It comprises in brief; Reception Hall, Cloakroom, Dining Room, Study, Large Living Room, Family Room with double doors to Conservatory, Kitchen/Breakfast Room and Utility Room. On the First Floor there is a Galleried Landing, Bedroom One with Walk-In Wardrobe and En-Suite Bathroom, Bedroom Two could work as an Annexe with a Second En-Suite Bathroom and First Floor Living Room or Occasional Fifth Bedroom, there are Two Additional Bedrooms and a Jack 'n' Jill Bathroom. Outside there is a Large Rear Garden, Driveway and Double Attached Garage. This home is Priced for Quick Sale and is Offered with No Onward Chain.

- Quiet Rural Hamlet
- Kitchen/Breakfast Room
- First Floor Annexe Possibilities
- Priced for Quick Sale
- Panoramic Lincolnshire Wolds Views
- Four Reception Rooms
- Four/Five Bedrooms, Three Bathrooms
- Large Rear Garden & Double Garage
- No Onward Chain

## Reception Room

24'0 x 9'8 (7.32m x 2.95m)

Approached via wood panelled entrance door. Tiled floor. Doors off. Double opening coat/storage cupboard. Stairs to First Floor with recess under.





### Dining Room

13'11 x 11'8 (4.24m x 3.56m)

Windows to the front and side. Tiled floor.

### Study

9'8 minimum x 9'4 (2.95m minimum x 2.84m)

Window to side.

### Large Living Room

16'11 x 21'0 (5.16m x 6.40m)

Oil fired stove (currently turned off). Two windows to the rear and window to side. Sealed unit double glazed doors and matching side screens to:-

### Family Room

13'11 x 11'4 extending to 12'10 (4.24m x 3.45m extending to 3.91m)

Single glazed, double opening doors to the Kitchen/Breakfast Room. Doors to:-

### Conservatory

15'5 x 11'10 (4.70m x 3.61m)

Tiled floor. Sealed unit double glazed windows to rear and side. Two pairs of sealed unit double glazed doors to the garden. Single glazed double doors to the Dining Room.

### Kitchen/Breakfast Room

9'7 x 22'10 (2.92m x 6.96m)

Beech effect panelled wall and base units, one base unit of drawers. Granite effect roll top work-surfaces with inset one and a half bowl, single drainer stainless steel sink top. Tiled splashbacks. Built-in electric oven, hob and concealed extractor hood. Glazed display cabinet. Two windows to the front. Door to:-

### Utility Room

13'11 x 6'9 extending to 9'9 (4.24m x 2.06m extending to 2.97m)

Fitted wall and base units. Work-surfaces with inset one and half bowl, single drainer stainless steel sink top. Space for two appliances. Tiled floor. Window to rear. Half panelled door to rear with two sealed unit double glazed inserts. Doors to Garage and Cloakroom.

### Cloakroom

Low Level W.C. and Corner wash basin. Tiled splashbacks.

Radiator





### Galleried Landing

24'0 x 9'9 (7.32m x 2.97m)

Wood banister and spindles. Window to front overlooking 'The Green'. Coving. Double radiator. Double opening airing cupboard.

### Bedroom One

17'0 x 13'2 (5.18m x 4.01m)

Two windows to the rear with panoramic views. Double radiator. Coving. Walk-In Wardrobe 6'5 x 7'5.

### En-Suite Bathroom

White suite of panelled bath. Double shower cubicle. Pedestal wash basin. Low Level W.C. Bidet. Tiled floor. Tiling to water sensitive areas with border tile. Radiator. Window to rear.

### Bedroom Two (Potential First Floor Annexe )

13'11 x 11'11 (4.24m x 3.63m)

Two windows to the rear with panoramic views. Double radiator. Door to:-

### En-Suite Bathroom

White suite of panelled bath having mixer tap/shower attachment. Pedestal wash basin. Low Level W.C. Tiling to water sensitive areas. Radiator. Velux style rooflight. Door to:-

### First Floor Sitting Room/Occasional Fifth Bedrooms

9'9 x 22'9 (2.97m x 6.93m)

Hot water cylinder. Two Velux style rooflights.

### Bedroom Three

9'9 x 11'8 plus 5'10 x 5'3 (2.97m x 3.56m plus 1.78m x 1.60m)

Windows to front overlooking 'The Green' and window to side. Double radiator. Walk-In Wardrobe 5'5 x 6'0

### Jack 'n' Jill Bathroom

Corner bath. Double shower cubicle. Bidet. Low Level W.C. Pedestal wash basin. Tiling to water sensitive areas and matching tiled floor. Window to side. Radiator. Doors to Galleried Landing and Bedroom Three.

### Bedroom Four

9'8 x 11'9 (2.95m x 3.58m)

Window to the front overlooking 'The Green'. Radiator.



### Front Garden

Mostly laid to lawn and set behind a mature hedgerow.

### Side Garden

Mostly laid to lawn.

### Rear Garden

Approached via five bar gate. Patio and expanse of lawn. Open views over rolling Lincolnshire Countryside.

### Double Attached Garage

23'11 x 18'1 (7.29m x 5.51m)

Electric up and over door. Two windows to the front. Radiator. Door to Utility Room.

### Additional Information

Tenure: Freehold

Services: Mains Electric, Water and Drainage. Oil fired Central Heating.

EPC Rating: E


Council Tax Band: F - East Lindsey







## Floor Plan to Follow

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>68</b>
(39-54) <b>E</b>	<b>54</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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.