



Pine Lodge,

| Walesby, Market Rasen | LN8 3UN

£350,000



Perkins George Mawer & Co.

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

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Time to Fall in Love with this pretty 'Hansel and Gretel' Semi Detached Cottage in Walesby Woods with Red Climbing Roses round the door. A unique home has been hugely improved and loved by the current owners, it is an ideal home for anyone who enjoys the great outdoors or someone that fancies having a go at 'The Good Life'. Step outside to enjoy woodland walks, perfect for dog lovers or mountain bike rides, all right on your very own doorstep, or you could simply enjoy the nature from the comfort of your own home with deer passing by your living room window or watch the multitude of birds that would come to feed in your garden.

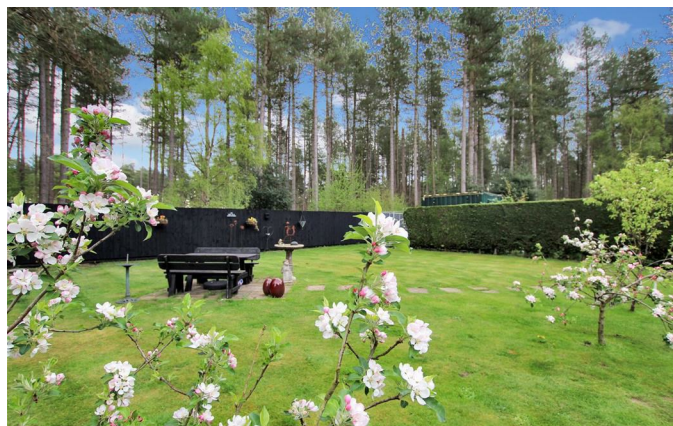
This home has a lovely sized garden, just under quarter of an acre with an orchard area including pear & apple trees, a Rhino Greenhouse (16 x 8) for the green-fingered out there and when your gardening is finished you could relax in the covered hot-tub area and enjoy a beer from you own bar, alternatively you could perhaps make your own wine with grapes from a thirteen year old established Hamburg grapevine, it is really an all-round perfect home which will also suit anyone looking for somewhere where they can spend time entertaining friends or family.

This cottage has versatile accommodation which comprises: Side Entrance Hall, Living Room with Open Fire perfect for cozy Winter nights in, Fitted Kitchen, Summer Living or Garden Room with double doors opening out to the lovely garden, Ground Floor Bedroom with En-Suite Shower Room which could suit elderly visitors or be adapted for anyone needing a ground floor bedroom. On the First Floor there is a Landing, Two Bedrooms (main bedroom having a shower cubicle fitted) and bathroom. Outside there are stunning gardens to three sides approached by electric gates, a large drive, double carport, a heated garden cabin for anyone who wants to work from home and enjoy views out to woodland and over the garden which has pops of colour most of the year round.

- 'Hansel & Gretel' Cottage
- Perfect Nature Haven
- Large Summer Garden Room
- Two First Floor Bedrooms
- Gardens to Three Sides
- Set in Walesby Woods
- Cosy Living Room
- Ground Floor Bedroom
- One En-Suite plus Bathroom
- Large Drive & Double Carport

Side Entrance Hall

uPVC entrance door with two double glazed inserts having stained and leaded features and matching over-light. Oak doors to Living Room and Kitchen. Stairs to First Floor with oak banister being fitted. Wood effect floor.





Cosy Living Room

10'11 plus recess x 13'9 plus recess (3.33m plus recess x 4.19m plus recess)

Windows to front and side with wooded outlook. Wood effect floor. Double radiator. Victorian style fireplace with cast iron surround, open fire and black ornate mantel.

Fitted Kitchen

9'5 x 15'0 max (2.87m x 4.57m max)

Range of cream coloured high-gloss finish wall and base units with brushed steel handles. Matching work-surface mounted, double opening glass fronted cabinet. Tiled splashbacks. Space for range cooker. Roll top granite effect work-surface with inset single drainer stainless steel sink top. Built-in dishwasher. Gas boiler. Window to side with garden and woodland views. Wood effect floor. Oak door to:-

Garden Room

14'10 x 13'11 (4.52m x 4.24m)

Double radiator. Double opening, double doors opening out to garden with views over and out to woodland and windows adjacent. Wood effect floor. Oak door to:-

Ground Floor Bedroom Three

7'7 x 12'7 (2.31m x 3.84m)

Wood effect floor. Window to rear. Radiator. Oak door being fitted to:-

En-Suite Shower Room

Modern white suite of step-in shower cubicle. Low Level W.C. Pedestal wash basin. Tiling to water sensitive areas and tiled floor. Heated chrome towel rail. Extractor fan.

First Floor Landing

Radiator. Latched wood doors off.

Bedroom One

10'7 x 13'10 average (3.23m x 4.22m average)

Grey painted floorboards. Window to front. Double radiator. Step-in shower cubicle.







Bedroom Two

9'0 max x 9'10 max (2.74m max x 3.00m max)

Plus depth of double wardrobe and additional fitted storage cupboards. Double radiator. Window to side.

Bathroom

White traditional style suite of panelled. Wash hand basin in vanity unit with double opening, white high-gloss finish storage cupboard under. Low Level W.C. Tiling to dado height with dado tile. Window to rear. Chrome heated towel rail.

Front and Side Garden

Approached via double opening electric gates to driveway with parking for numerous cars. Additional five bar, ranch style gate to Rear Garden, Additional Parking Area and Double Carport. Expanse of lawn with newly planted orchard area featuring apple and pear trees. White, Spring Flowering Cherry Tree, Japanese Acer Tree and many other flowering plants including a climbing Wisteria and shrubs.

Rear Garden

Expanse of lawn. Additional Parking Area and access to the Double Carport. Rhino Greenhouse (16 x 8). Bar area with lighting and covered hot-tub area (hot-tub available through separate negotiation).

Double Carport

17'6 x 20'3 (5.33m x 6.17m)

With new roof and timbers. Electric supply.

Garden Cabin

7'1 x 9'0 (2.16m x 2.74m)

Heated by electric heater. Window to both sides. Electric supply.

Additional Information

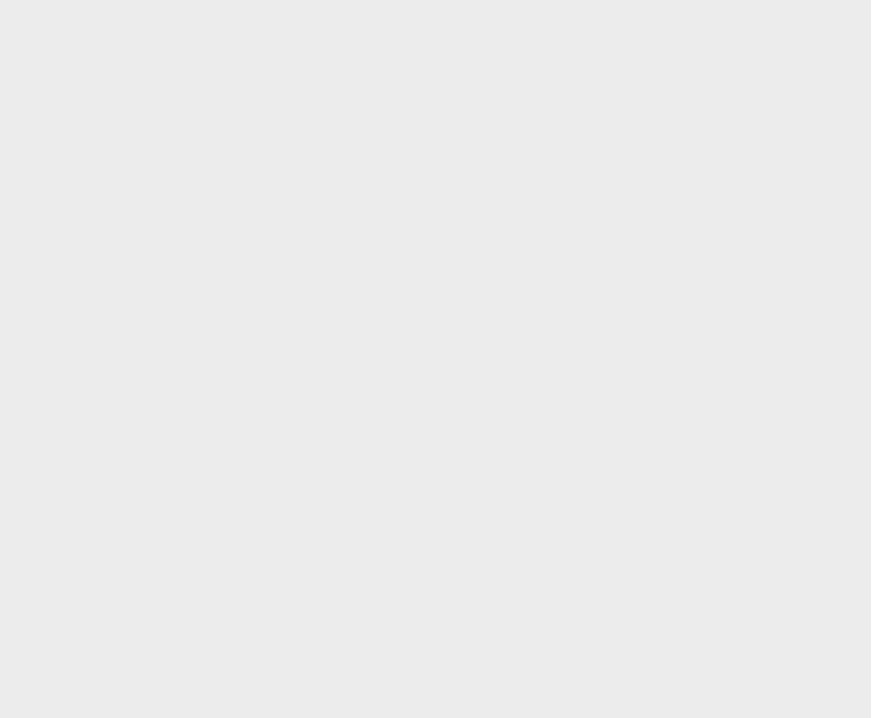
Tenure: Freehold

Services: Mains Services are connected, except Drainage which is to a Septic Tank.

EPC Rating: C

Council Tax: Band B - West Lindsey









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 65.9 sq. metres



First Floor

Approx. 32.0 sq. metres



Total area: approx. 97.9 sq. metres

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.