



Ashlea, Apley Lane

| Low Apley | LN8 5JH

£1,350 PCM



Perkins George Mawer & Co.

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

Ashlea

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THE BEST OF COUNTRY LIVING. This impressive detached four/five-bedroom home is perfectly positioned in the rural hamlet of Apley, enjoying far-reaching views across open countryside. Situated adjacent to a working sheep farm, the property offers a true taste of country life, surrounded by nature and open space.

The ground floor provides spacious and versatile accommodation, beginning with a welcoming entrance porch and hallway. There is a well-proportioned lounge featuring an open fire, a formal dining room ideal for entertaining, and a modern kitchen/diner fitted with an integrated oven and hob. A walk-in pantry adds practicality, while a separate utility room and boiler room both offer direct access to the rear garden.

Further enhancing the ground floor is a convenient shower room and a generous office, which could easily serve as a guest bedroom if required. A personnel door also provides internal access to the garage.

Upstairs, the property continues to impress with three generously sized bedrooms, all benefiting from panoramic countryside views. A fourth bedroom is located in the eaves above the garage, offering additional flexible space. The family bathroom is well-appointed, featuring both a bath and a separate shower.

Externally, the property truly stands out. The open-plan gardens create a wonderful sense of space and freedom, complemented by ample off-road parking and a good-sized garage.

Apley is ideally located, approximately 11.5 miles from the historic market town of Market Rasen, 4.8 miles from the village of Wragby, and just over 10 miles from the city of Lincoln, offering a perfect balance of rural tranquillity and accessibility.



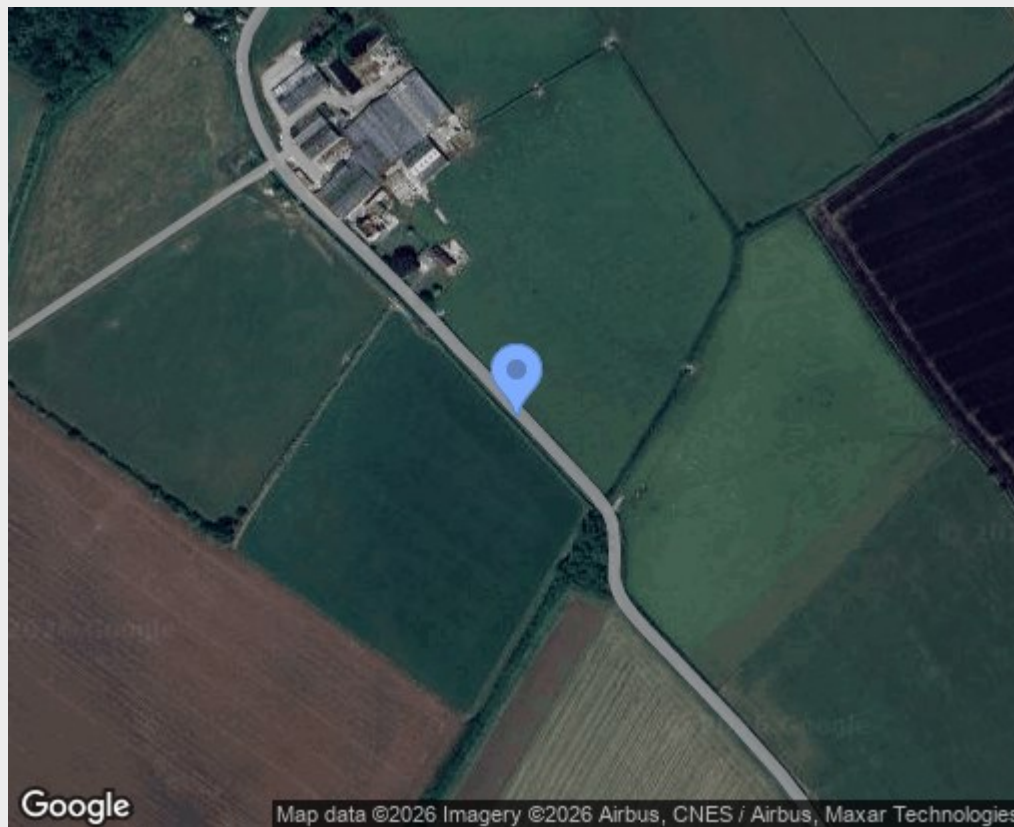






TY ASHLEA, LOW APLEY





Energy Efficiency Rating

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

Perkins George Mawer & Co
 Corn Exchange Chambers
 Queen Street
 Market Rasen
 Lincolnshire
 LN8 3EH

01673 843011
 info@perkinsgeorgemawer.co.uk
 www.perkinsgeorgemawer.co.uk

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.