The Moat,

| Walesby, Market Rasen | LN8 3GW

£275,000

Perkins George Mawer & Co.

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

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A Rarely Available Detached Bungalow in the Heart of this Lincolnshire Wolds Village (Area of Outstanding Natural Beauty) with Stunning and Panoramic Walks close at hand. There is a Vibrant Community which hold events through the calendar, organised by the Village Hall and St Mary's Church, they include film and curry nights and whoever moves into The Moat will only have to walk next door. There is a Primary School and Community Shop in neighbouring Tealby, together with a Cafe and the well regarded King's Head. Secondary Schooling can be found in both Market Rasen at De Aston School or Caistor Grammar School, both within easy reach.

The bungalow is mostly uPVC double glazed and had 'Diamond Leaded' features to the front aspect and it is warmed by radiator heating. The Accommodation is ready to be Re-Loved and Updated by the new custodian, it comprises in brief: Storm Porch, Reception Hall, Living Room, Kitchen, Lean-To Rear Porch which gives access to W.C., Utility Room and Store Room. There are Three Bedrooms (although latterly the Second

- Sought After Wolds Village
- Wonderful Community Feel
- Three Bedrooms & Shower Room
- Single Garage & Ample Parking
- Area of Outstanding
- Living Room & Kitchen
- Beautifully Private Garden
- No Onward Chain

Storm Porch

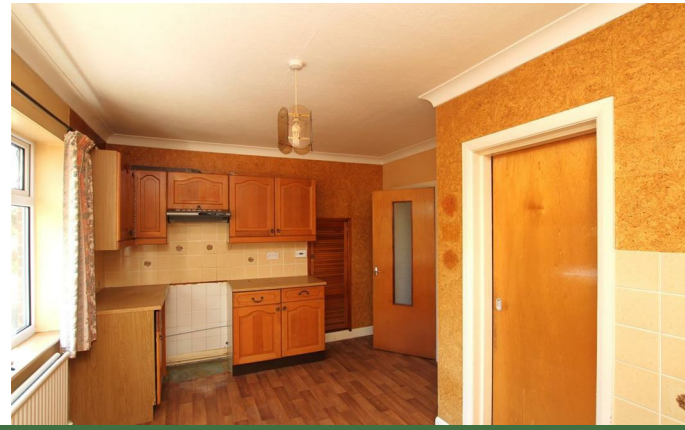
uPVC double glazed entrance door with 'Diamond Pattern' leaded feature opening to:-

Reception Hall

Wood block floor. Radiator. Coving. Coat cupboard. Airing cupboard housing boiler. Access to loft space.

Living Room

12'10 plus recess x 15'9 plus bay (3.91m plus recess x 4.80m plus bay)
uPVC double glazed bay window to the front with 'Diamond Pattern' leaded feature and 'Diamon Pattern' uPVC double glazed window to the side. Two double radiators. Coving.



Kitchen
14'1 x 8'1 extending to 10'11 (4.29m x 2.46m extending to 3.33m)
Fitted wall and base units. Roll top work-surfaces with inset one and a half bowel single drainer sink top. Single glazed internal window to rear. Larder with double storage cupboard and single glazed window to rear. Double radiator. Single glazed door to:-

Rear Porch/Lean-To
Double radiator. Windows to side. uPVC double glazed door to front and driveway. Doorway to Utility Room and doors to W.C. and Store Room.

Separate W.C.
W.C. Single glazed window to the rear.

Store Room
7'1 x 3'9 (2.16m x 1.14m)

Utility Room
7'0 x 8'4 (2.13m x 2.54m)
Wall and base units. Single drainer, stainless steel sink unit. Single glazed window to the rear.

Bedroom One
13'1 x 10'9 (3.99m x 3.28m)
Fitted bedroom furniture. Window to front. Radiator.

Bedroom Two or Dining Room
9'11 x 12'6 (3.02m x 3.81m)
Double glazed sliding patio doors to Rear Garden. Coving. Radiator.

Bedroom Three
8'11 x 8'9 (2.72m x 2.67m)
Window to side. Radiator. Fitted storage.

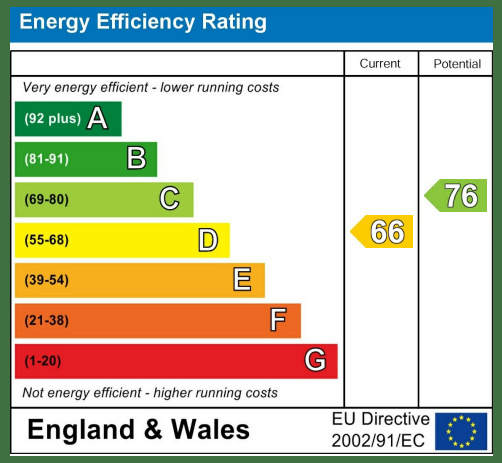
Shower Room
Large step-in shower. Low Level W.C. Wash hand basin in vanity unit. Radiator. Aluminium double glazed window to rear. Radiator.

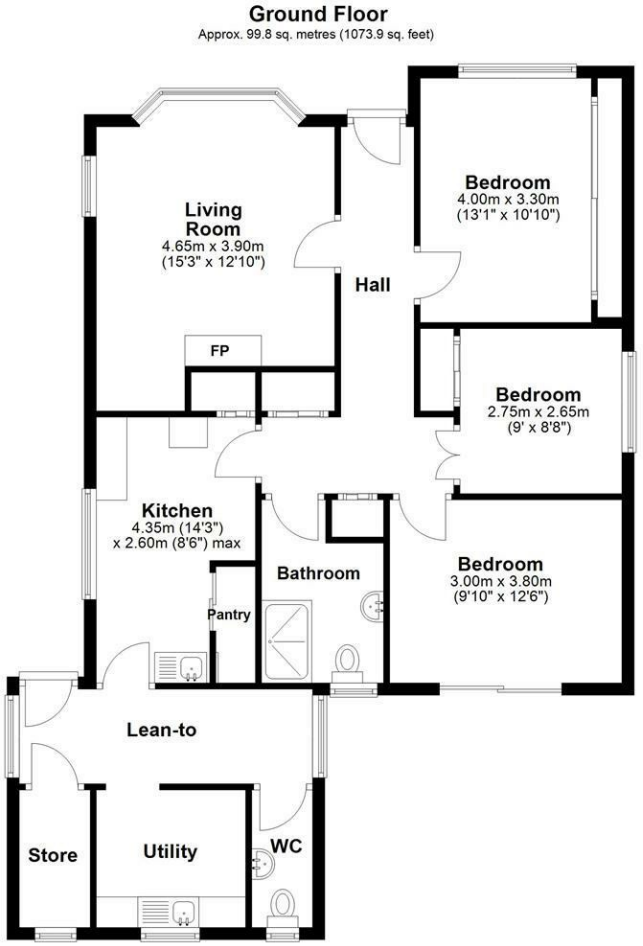
Front Garden
Flower and herbaceous borders. Lawn. Driveway with parking for several cars and giving access to the:-

Single Garage
18'0 x 10'4 (5.49m x 3.15m)
Electric up and over door. Light and electric. Door to Rear Garden.

Rear Garden
Two patio areas. Lawn. Greenhouse. Shed.

Additional Information
Tenure: Freehold
Directions: Next to the Village Hall
EPC Rating: D
Council Tax Band:





Total area: approx. 99.8 sq. metres (1073.9 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.