



# Beechwood 39, Caistor Road

| Market Rasen | LN8 3HY

£450,000



Perkins George Mawer & Co.

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

# Beechwood 39

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Wonderful Double Fronted Detached Home with Huge Barn/Garage to the Rear 114'5 x 29'2. Just a 'Stones Throw' from the Market Rasen Town Centre which has Primary Schooling, De Aston Secondary School, Range of Independent Shops, Tesco Supermarket, Doctors, Vets and a Railway Station for anyone needing to travel further afield.

A Truly Unique Detached Home with Character Features new and old including Stained Glass Windows, Engineered Oak Flooring, Multi-Fuel Burner. It was originally been built as a Four Bedroom Home with space downstairs to match but converted to Three Bedrooms with a Modern En-Suite Shower Room by the current owner. Major work has been carried out last year in 2025 including a New Roof and the Large Parking area to the side and rear have been Re-Surfaced with a Gravel Finish.

The house is warmed by gas radiator heating and retained by many uPVC triple glazed windows. It comprises in brief: Entrance Porch, Reception Hall, Living Room, Conservatory, Gardener's Cloakroom, Kitchen/Dining/Family Room, Utility Area and Garden Room/Utility. On the First Floor there is a Galleried Landing, Three Bedrooms, Main Bedroom with Modern En-Suite Shower Room and Family Bathroom. The Outside is Particularly Stunning with Large Gardens including Productive Vegetable and Growing Areas, Lawns, Parking for Numerous Cars or Vehicles, Wood Store, Car-Port, and the Huge Barn/Garage to Suit all manner of Budding Hobbyists.

- Stone's Throw from Town
- New Roof in 2025
- Lounge/Dining Room
- Conservatory & Garden Room
- Amazing Large Gardens
- Huge Barn/Garage 114'5 x 29'2
- Re-Surfaced Parking Area
- Kitchen/Dining/Family Room
- Three Bedrooms, Bathroom & En-Suite
- Parking for Numerous Vehicles

## Entrance Porch

Approached through half uPVC panelled and half double glazed entrance door with stained and leaded feature with uPVC double glazed side screens and uPVC double glazed windows to sides and front. Half wood panelled inner door with glazed insert having stained and leaded feature and matching side screens.





## Reception Hall

Engineered oak floor. Picture rail. Panelled doors off. Stairs to First Floor with stained wood banister and turned spindles.

## Living/Dining Room

23'11 into bay x 12'2 (7.29m into bay x 3.71m)

Walk-in square bay window to the front. Chimney breast with inset log effect and flush fitting gas fire. Engineered oak floor. Two double radiators. Coving. Bi-fold doors to:-

## Conservatory

9'4 x 12'9 (2.84m x 3.89m)

uPVC double glazed windows to sides and rear. uPVC double glazed, double doors to rear garden. Tiled floor. Radiator. Wood panelled door to:-

## Gardener's Cloakroom

W.C. Pedestal wash basin. Radiator. Window to side. Half uPVC and half double glazed door to garden.

## Kitchen/Dining/Family Room

24'5 into bay x 12'2 (plus utility area) (7.44m into bay x 3.71m (plus utility area))

Family/Dining Area: Bay window to the front. Window to the side. Engineered oak floor. Multi fuel burner. Open to:-

Kitchen Area: Range of Dark Sage Green wall and base units with brushed steel handles. Roll-top 'crackle' effect work-surfaces with inset single drainer, stainless steel sink top. Built-in electric stainless steel oven, stainless steel gas hob and concealed extractor fan. Engineered oak floor. Single glazed window to garden room. Half wood panelled door to garden room. Open to:-

## Utility Area

5'7 x 7'1 (1.70m x 2.16m)

Matching base units and work-surfaces. Quarry tiled floor. Double radiator. Gas boiler. Window to rear.

## Garden Room

9'0 x 12'0 (2.74m x 3.66m)

uPVC double glazing around with views over the garden. Tiled floor. Wash stand with inset single drainer, stainless steel sink and shelving under. Part uPVC double glazed door to garden.







## Galleried Landing

Window to front. Picture rail. Panelled doors off. Access to loft.

## Bedroom One

13'2 x 12'1 (4.01m x 3.68m)

Large light and airy room. Double radiator. Windows to the front and side aspects. Door leading to the shower room.

## En-Suite Shower Room

Walk in double shower. Moroccan style tiling to shower enclosure. WC with concealed cistern. Trough sink in wash stand with storage under. Heated towel rail. Window to rear.

## Bedroom Two

10'7 x 11'11 (3.23m x 3.63m)

Double bedroom with windows to rear and side. Double radiator.

## Bedroom Three

10'5 x 12'2 (3.18m x 3.71m )

Windows to front and side. Double radiator. Stripped wood floor.



## Bathroom

Walk in bath and separate shower. Tiled floor to ceiling around bath and 'wood effect 'Mermaid' style boarding to other water sensitive areas. Pedestal wash basin and WC with concealed cistern. Stripped wood floor. Radiator. Window to rear.

## Large Gardens to Front and Rear

Extensive lawns. Well established flower and herbaceous borders. Garden featuring wooden pergolas, mature shrubs and trees and lush green garden views. Long gravelled driveway and re-gravelled parking area, access to the Attached Single Garage and then a further driveway which leads to the Huge Barn, and Car Ports.

## Attached Single Garage

15'10 x 9'4 (4.83m x 2.84m)

Double opening timber doors.

## Huge Detached Barn

114'5 x 29'2 (34.87m x 8.89m)

A versatile barn equipped accessed via large sliding entrance door. Electricity and water. Double drainer, stainless steel sink unit.

## Car Port

17'5 x 18'8 (5.31m x 5.69m)

A practical carport providing shelter from surrounding elements and rain.

## Log Store/Second Car Port

15'1 x 14'4 (4.60m x 4.37m)

## Additional Information

Tenure: Freehold

Services: All Main Services are Connected

Council Tax Band: E - West Lindsay

EPC Rating: C







## 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>		70	80
(55-68) <b>D</b>			
(39-54) <b>E</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.