



# Orchard House 79, Caistor Road

| Market Rasen | LN8 3JA

£450,000



**Perkins George Mawer & Co.**

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

# Orchard House 79

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An Idyllic Family Detached Home set back from the road, offering 'Generous Space and Privacy' for a family to 'Truly Make Their Own' with Ample Outdoor Space and a Peaceful Garden Setting. A 'Peaceful Oasis' set close to the Heart of Market Rasen which offers a Blend of Countryside Living and Everyday Convenience having Local Schools, Independent Shops, Cafes and Rail Links as well as being Surrounded by Beautiful Rural Landscapes.

This Charming Property provides the Perfect Balance of Comfort, Tranquillity and Everyday Living, making it a Perfect Family Home. It comprises in brief: Entrance Hall, Cloakroom, Four Reception Rooms including with a Living Room, Dining Room, Snug and Office, Breakfast/Kitchen. First Floor Landing, Four Bedrooms, En-Suite Bathroom, Family Shower Room. Outside, this home is set on a Large Plot, Approaching 0.25 Acre with a Large Rear Garden area which has a Wonderful Feeling of Seclusion and Privacy. There is parking for several cars and an Attached Spacious Garage (16'10 x 14'10).

- Substantial Detached Family Home
- Close to Town Centre
- Plot Approaching 0.25 Acre
- 'Peaceful Garden Oasis'
- Four Reception Rooms
- Kitchen/Breakfast Room
- Four Bedrooms & Two Bathrooms
- Large Rear Garden
- Spacious Garage (16'10 x 14'10)
- Ample Parking

## Entrance Hall

16.04 x 6.11 (4.88m.1.22m x 1.83m.3.35m)

Approach the front door from the driveway into the hallway. Coving, radiator, front facing window and stairs leading to the first floor.





### Guest Cloakroom

5.03 x 2.03 (1.52m.0.91m x 0.61m.0.91m)

White WC and wall hung sink. Side aspect window and small radiator.

### Lounge

18.10 x 16.01 (5.49m.3.05m x 4.88m.0.30m)

Coving, large radiator, open fire place. Door leading to the patio area of the rear garden.

### Dining Room

13.11 x 12.03 (3.96m.3.35m x 3.66m.0.91m)

Two steps down in the spacious dining room. Coving, window to front aspect and large radiator.

### Snug

14.09 x 12.05 (4.27m.2.74m x 3.66m.1.52m)

Leading from the lounge into the Snug, with coving, window to side aspect and patio doors leading to the patio area at the rear garden.

### Office

10.09 x 7.00 (3.05m.2.74m x 2.13m.0.00m)

Coving, shelving, window to front aspect and radiator. Coat hooks along one wall.

### Breakfast-Kitchen

14.06 x 13.06 (4.27m.1.83m x 3.96m.1.83m)

Fitted white modern units with double white sink overlooking the rear garden. Coving, windows to side and rear aspect. Induction hob and single built in oven. Door to rear garden.

### Master Bedroom

16.02 x 12.04 (4.88m.0.61m x 3.66m.1.22m)

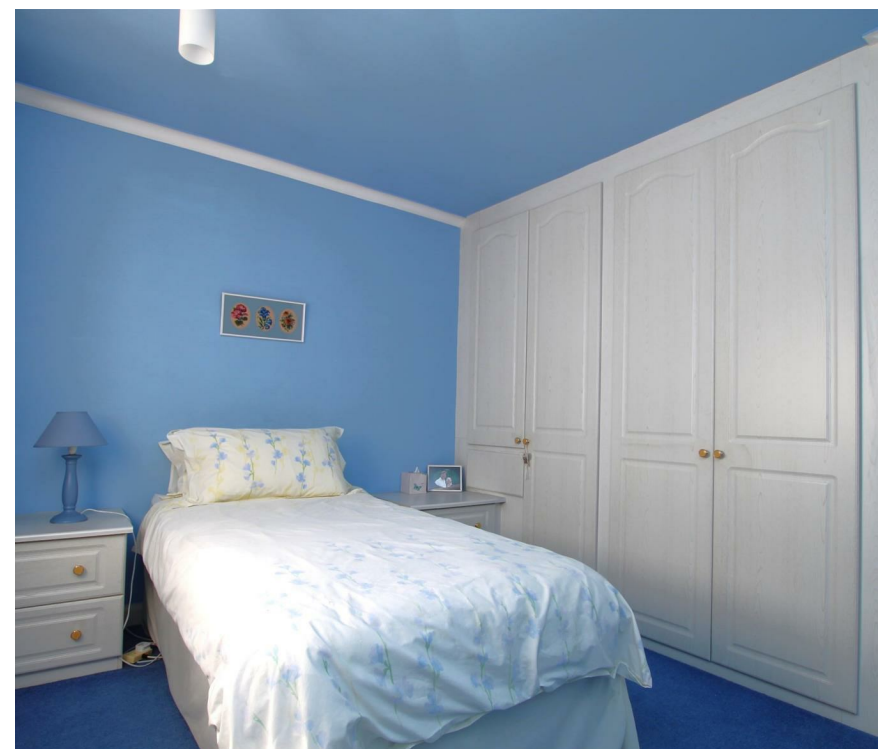
Built in eight door wardrobes, coving and window to front aspect, large radiator and door leading into the ensuite bathroom.

### En-Suite Bathroom

16.02 x 5.10 (4.88m.0.61m x 1.52m.3.05m)

White suite of Panelled bath. Sink unit with drawers and cupboards. Push button WC. Small round window to front aspect and window to rear aspect. Built in storage. Tiled to wet areas.





### Bedroom Two

10.09 x 8.09 (3.05m.2.74m x 2.44m.2.74m)

Coving, front aspect window, radiator and four door built in wardrobes.

### Bedroom Three

12.08 x 9.01 (3.66m.2.44m x 2.74m.0.30m)

Coving, radiator, windows to side and back aspect. Built in five door wardrobes.

### Bedroom Four

14.02 x 9.01 (4.27m.0.61m x 2.74m.0.30m)

Coving, radiator, window to back aspect and six door wardrobes.

### Family Shower Room

Coving, front aspect window, corner shower enclosure, sink unit with storage, push button WC, chrome towel rail and tiled to wet areas.

### Landing

Loft access from the landing.

### Front Driveway & Garden

Parking for six vehicles. Access to the double garage. Secluded by the established trees and bushes. Wrap around garden leading to the rear aspect.

### Rear Garden

Laid patio area, large lawn, established Willow tree and shrubs. Wraps further round to a bin storage area.

### Spacious Garage

16.10 x 14.10 (4.88m.3.05m x 4.27m.3.05m)

Personnel door leading from the Snug. Wooden doors. Three windows to the side aspect and electric available.

### Additional Information

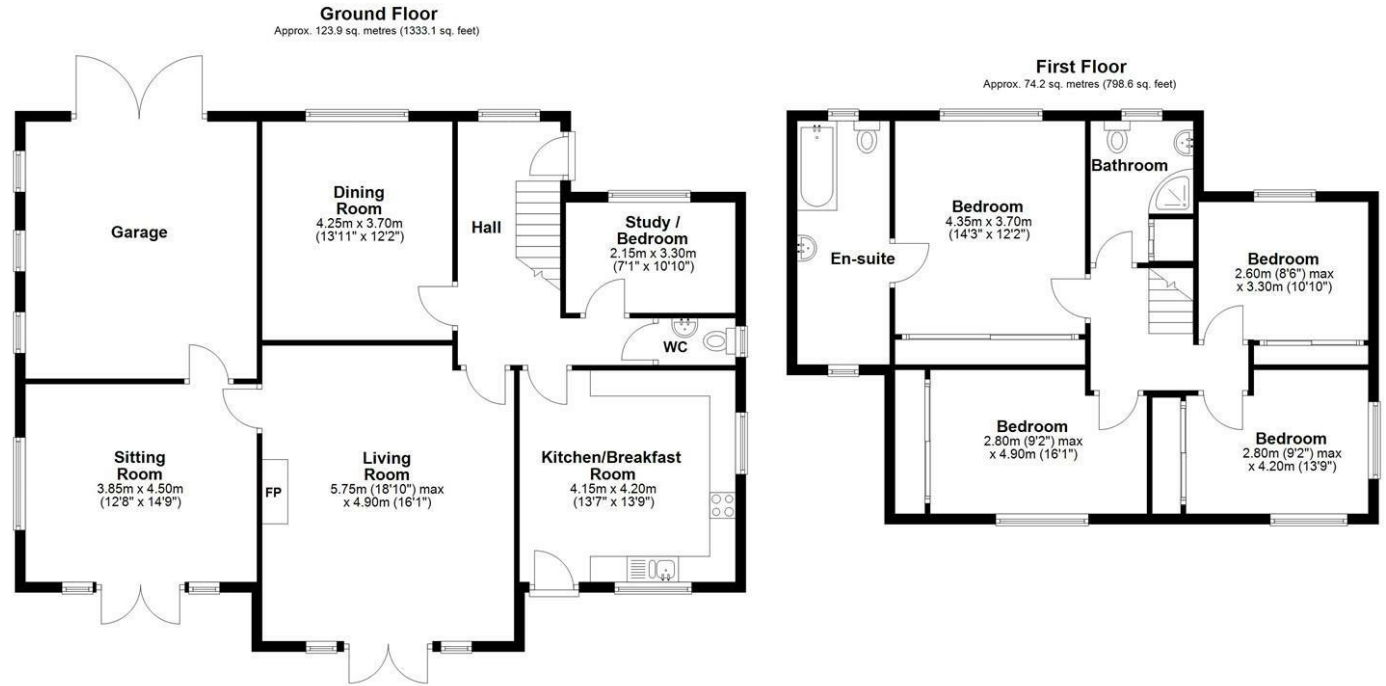
Tenure: Freehold

Services: All mains services are connected

Council Tax Band: F- West Lindsey

EPC Rating: D





Total area: approx. 198.0 sq. metres (2131.7 sq. feet)  
 Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
 Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.