



# The Grove, Caistor Road

| Market Rasen | LN8 3HX

£525,000



**Perkins George Mawer & Co.**

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

# The Grove

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Simply Gorgeous and Characterful Cottage within walking distance of the Town Centre with all its shopping and leisure services.

This well loved home is believed to date back around 300 years in part, and allegedly was built by Alfred Lord Tennyson's Grandad. The numerous character features include some 'Yorkshire Slider' windows, sash windows, open fire in the magnificent Dining Room along with a wooden Dresser.

The charming accommodation comprises: Reception Hall, Living Room, Conservatory, Dining Room, Farmhouse style Kitchen, Study/Annexe Bedroom and Ground Floor Bathroom. On the First Floor there is a Galleried Landing, Four Bedrooms, Main Bedroom with En-Suite having a 'claw foot' bath.

The gardens are a stunning feature of this delightful home with the river Rase meandering along the side. Expanses of sculptured lawns, flower beds and borders, mature shrubs and trees, patio with pergola, driveway and Double Garage.

- Characterful Detached Home
- Stunning Garden to Rear
- Good Sized Living Room
- Capacious Conservatory
- Town Centre Location
- Magnificent Dining Room
- Five Bedrooms, Two Bathrooms
- Double Garage

## Reception Hall

Approached via a multi pane glazed entrance door. Double radiator. Stairs to First Floor. with wooden banister and turned spindles. Doorway to Dining Room and natural wood panelled door to Farmhouse style Kitchen and Dining Room.

## Dining Room

14'11 x 12'11 (4.55m x 3.94m)

Plus large recess with built-in stripped wood dresser unit. Fitted stripped wood glass cabinet. Stripped door to under-stairs cupboard. Multi pane sash window to the front with stripped wooden shutters. Single glazed window to the rear also with wooden shutters. Wood floor. Stripped panelled door to Inner Lobby. Fireplace with marble style mantel, tiled cheeks and quarry tiled hearth. Wall mounted electric heater.





### Inner Lobby

22'11" x 9'10" x 16'4" x 22'11" (7'3 x 5'7)

Wood floor. Stripped and panelled door to Living Room. Glazed door to Study.

### Office or Garden Room

7'11 x 17'8 (2.41m x 5.38m)

Electric wall mounted heater. Two multi pane glazed windows to the rear. Multi pane glazed door to garden.

### Living Room

15'9 x 13'9 plus 9'1 x 12'11 (4.80m x 4.19m plus 2.77m x 3.94m)

Two multi pane glazed windows to the rear and one to side. Wood floor. Exposed beam and wall timbers. Two radiators. Gas coal effect fire with granite hearth and surround and wooden mantel. Double opening multi pane glazed doors with matching side screens to Conservatory.

### Conservatory

13'3 x 15'5 (4.04m x 4.70m)

Exposed brickwork. Tiled floor. uPVC double glazed windows to side and rear. uPVC double glazed, double doors to garden. Double radiator.

### Farmhouse Style Kitchen

18'1 x 13'11 (5.51m x 4.24m)

Panelled wood wall and base units. Cream quartz style work-surfaces. One and a half bowl, single drainer, enamel sink top. Built-in double oven, five ring gas hob and extractor. Double radiator. Secondary glazed sash window. Terracotta tiled floor. Stripped panelled door to pantry with matching flooring and shelving. Door to:-

### Study or Annexe/Bedroom Five

16'0 x 8'11 (4.88m x 2.72m)

Multi pane glazed window to side and rear. uPVC half double glazed door to garden. Stripped wood panelled door to Bathroom.

### Ground Floor Bathroom

10'9 x 8'2 (3.28m x 2.49m)

Large step-in shower cubicle. Pedestal wash basin. Low level w.c. Tiling to water sensitive areas with dado and border tiles. Multi pane glazed windows to front and rear. Terracotta tiled floor. Double radiator.

### Galleried Landing

Wood banister with turned spindles. Three double storage cupboards. Additional linen/storage cupboards. Two Radiators. Secondary glazed window to front. One secondary glazed 'Yorkshire Slider' window to front. Stripped wood panelled doors off.

### Bedroom One

15'6 x 13'7 (4.72m x 4.14m)

One secondary glazed 'Yorkshire Slider' window to rear. One sealed unit double glazed window to the side. Radiator. Two double wardrobes and two single, mirror fronted wardrobes. Knee-hole dressing table unit. Stripped wood panelled door to:-



### En-Suite Bathroom

10'7 x 7'2 plus 5'0 x 4'4 (3.23m x 2.18m plus 1.52m x 1.32m)

Stripped wood floor. Two secondary glazed windows to rear. W.C. Bidet. 'Claw Foot' bath. Wash hand basin in vanity unit with double cupboard under. Airing cupboard housing foam lagged hot water cylinder.

### Bedroom Two

12'3 x 11'4 (3.73m x 3.45m)

Secondary glazed 'Yorkshire Slider' windows to the rear. Radiator. One double and one single fitted wardrobe with matching storage cupboards over. Two single and one double additional storage cupboards.

### Bedroom Three

12'8 x 12'0 (3.86m x 3.66m)

Secondary glazed 'Yorkshire Slider' window to rear. Double radiator. One double and one single wardrobe with storage cupboards over.

### Bedroom Four

16'1 maximum x 9'2 average (4.90m maximum x 2.79m average)

Plus depth of two double and one single fitted wardrobes plus storage cupboards over. Double radiator. Secondary glazed 'Yorkshire Slider' window to the rear.

### Rear Garden

Driveway providing parking and access to the Double Garage. Large grounds including sculptured lawns, mature trees, flower borders and beds. Patio with pergola. River Rase running along the edge of the garden with pretty woodland style bank.

### Double Garage

Twin up and over doors. light and electric.

### Additional Information

Services: All Mains Services are Connected

Council Tax Band F - West Lindsey

Tenure: Freehold

EPC Rating: D





Robin Mapleton (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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:  
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