



Attractive 4 bedroom family house with a garden

Crowland House, 14 Caistor Road, Market Rasen, Lincolnshire, LN8 3JA



Entrance hall • Dining room • Sitting room • Kitchen
Breakfast area • Office • Conservatory • Four bedrooms
(one en suite) • Bathroom • CCTV • Double garage &
workshop • Gardens and grounds about 0.5 acre

Situation

Market Rasen is a small market town lying at the edge of the Lincolnshire Wolds between Lincoln and Grimsby. It has a variety of amenities including a choice of schools, well renowned racecourse, doctor's surgery, nursery, sports clubs, selection of shops and its own newspaper. Ideally situated for commuting and with excellent road links to the A1 and M180, Market Rasen also has its own railway station and is on the Lincoln - Newark line offering connecting train lines to London and Edinburgh.

Description

Crowland House is an attractive four bedroom family house that sits on a generous mature plot in this sought after market town. The property is well presented throughout, including hard wood double glazed sash windows throughout installed in 2018, and enjoys picturesque garden views.

In more detail the accommodation comprises entrance lobby with boiler, entrance hall with stripped wood floors and a door to the dining room with fireplace which overlooks the garden. There is a double aspect sitting room, also overlooking the garden, and a doorway to the office with fitted shelves and a door opening on to the garden. The kitchen and breakfast area enjoy a triple aspect with a bespoke oak kitchen, tiled floor and a walk in pantry. There is a rear hallway with a back door,

bathroom with walk in bath tub, utility room and door to an attractive Redwood Cedar conservatory which sits on a low brick wall and has double doors which open on to the garden.

The first floor has a master bedroom with en suite shower room, three further bedrooms and a family bathroom.

Outside the property is approached via a tarmac driveway which leads along the edge of the property to the double garage and hard standing for several vehicles. The double garage has two roller doors, pedestrian door and a self contained workshop to the rear. There is a paved terrace which runs along the edge of the property with steps down to the beautiful garden which is predominantly laid to lawn with established trees, borders and hedges making it very private. Some of the trees have Tree Preservation Orders in place and the garden has lapsed planning permission for a bungalow.

Viewing

Strictly by appointment with Savills.

Local Authority

West Lindsey District Council
Tax Band F

Services

Mains water, electricity, gas and drainage. Mains gas central heating.

Photographs

Taken July 2019





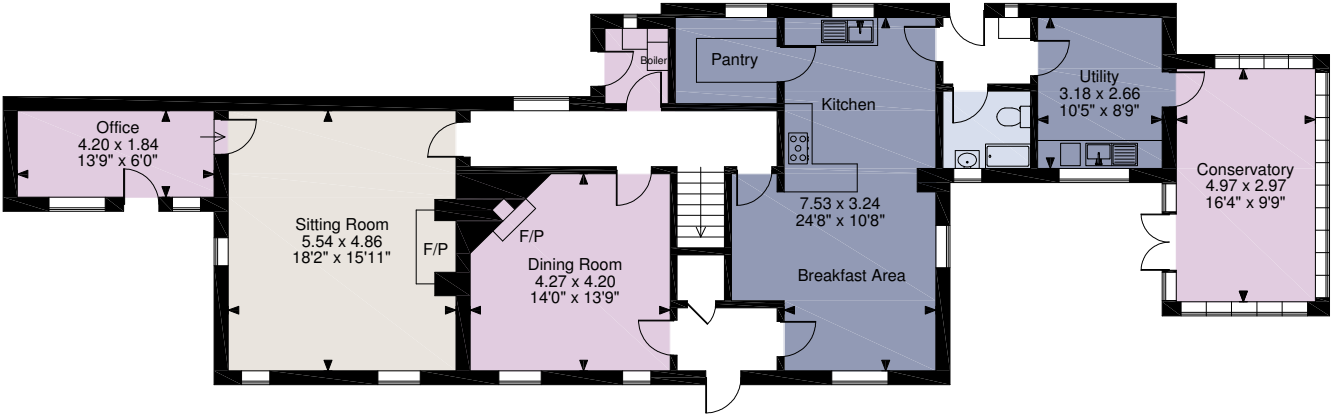
Caistor Road, Market Rasen
Main House gross internal area 2,466 sq ft / 229 sq m
Garage & Workshop gross internal area 509 sq ft / 47 sq m



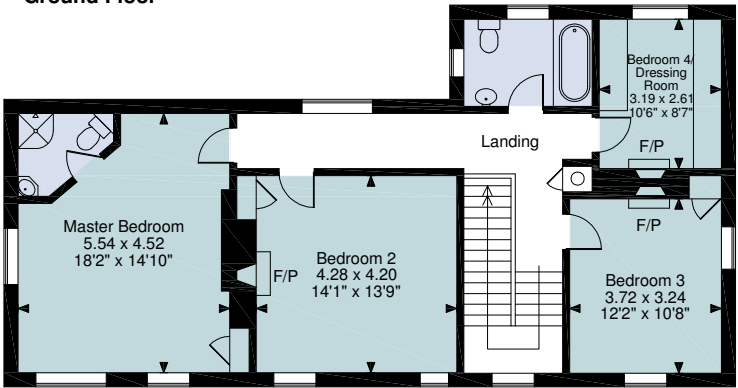
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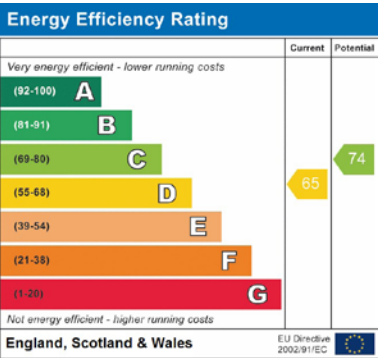
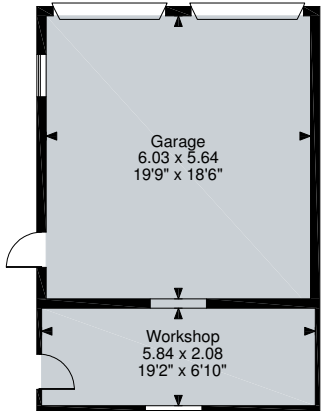
Daisy Weaver
Savills Lincoln
01522 508908
lincoln@savills.com



Ground Floor



First Floor



For identification only. Not to scale. © 190723DW

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