



# Mayfield, Linwood Road

| Market Rasen | LN8 3QE

£450,000



Perkins George Mawer & Co.

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



# Mayfield

Linwood Road |

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A Gorgeous Detached, Double Fronted Residence which gives the feel of being in the countryside, yet is located on the edge of town. This home really has the 'best of both worlds' with a rural feel, yet only a short distance from Tesco Supermarket and the town centre beyond with all its shopping and leisure services, plus the railway station for anyone needing to travel further afield and schooling for ages.

This home is set in gardens of approximately 0.4 Acres, with the possibility buying around 4 Acres of Land directly to the rear by separate negotiation. The light and airy accommodation comprises: Reception Hall, Living Room, Dining/Sitting Room, Farmhouse Kitchen/Breakfast Room, Morning Room, Rear Lobby, Utility and Cloakroom. On the First Floor there is a Landing, Four Bedrooms and Bathroom. It is warmed by Oil Fired Central Heating and Double glazed with sash style windows. The gardens wrap around three sides of the house, with a driveway to the last, which provides access to the parking area and Double Garage.

- Double Fronted Residence
- Possibility of 4 Acres to Rear
- Farmhouse Style Kitchen
- Four Bedrooms
- Circa 0.4 Acre Grounds
- Edge of Town Location
- Two Reception Rooms
- Double Garage & Parking

## Entrance Hall

Approached via a composite front door with double glazed overlight. Stairs to First Floor. Panelled doors off.

## Living Room

13'0 x 12'4 plus recesses (3.96m x 3.76m plus recesses)  
Cast iron fireplace with open fire and black quarry tiled hearth. Windows to front and side. Coving. Double radiator. Panelled door to Farmhouse Kitchen/Breakfast Room

## Dining/Sitting Room

13'0 x 10'9 plus recesses (3.96m x 3.28m plus recesses)  
Window to front. Double radiator. Coving. Panelled door to Farmhouse Kitchen/Breakfast Room.

## Farmhouse Kitchen/Breakfast Room

12'11 x 15'11 (3.94m x 4.85m)  
Range of traditional style, cream coloured wall and base units. Wood effect roll top work surface with inset one and a half bowl single drainer, stainless steel sink top. Tiled splashbacks. Window to rear. Double radiator. Open to:-







### Morning Room

11'8 x 5'2 (3.56m x 1.57m)

Double glazed windows to Front, Side and Rear.

### Rear Lobby

Doors to Cloakroom, Utility Room and Rear Garden

### Cloakroom

White suite of Low Level W.C. and wash hand basin. Radiator.

### Utility Room

11'4 x 10'11 (3.45m x 3.33m)

Fitted wall and base units. Roll top work-surfaces with single drainer, stainless steel sink top. Oil boiler. Double Radiator. Window to side. Stable door to side garden.

### Landing

Access to loft. Doors off.

### Bedroom One

11'5' 14'2 (3.48m x 4.32m)

Windows to side and rear. Two radiators.

### Bedroom Two

13'0 x 12'8 plus three recesses (3.96m x 3.86m plus three recesses)

Two windows to the front. Double radiator.

### Bedroom Three

13'0 x 10'10 (3.96m x 3.30m)

Window to the front. Radiator.

### Bedroom Four

8'11 x 7'9 (2.72m x 2.36m)

Radiator. Window to the rear.

### Bathroom

12'0 x 7'8 (3.66m x 2.34m)

White traditional style suite of panelled bath, step-in shower cubicle, pedestal wash basin and Low Level W.C. Tiling to water sensitive areas. Window to side. Radiator. Airing cupboard housing foam lagged hot water cylinder.

### Front Garden

Approached through a wrought iron gate, flanked by low brick wall. Lawn, two cherry trees and flower borders.

### Side Garden

Mature hedgerow to front. Lawn with flower borders. Fruit trees. Opening to 'Kitchen Garden' area having greenhouse and soft fruit enclosure.

### Driveway

Providing access via ranch style gate to Rear Garden, Parking Area and Double Garage.

### Double Garage

19'3 x 19'0 (5.87m x 5.79m)

Electric door. Light and electric supply and door to side garden.

### Rear Garden & Parking Area

Block paved parking area for several cars. Through trellised archway to main garden area with lawn, mature trees and shrubs. Timber garden shed.

### Additional Information

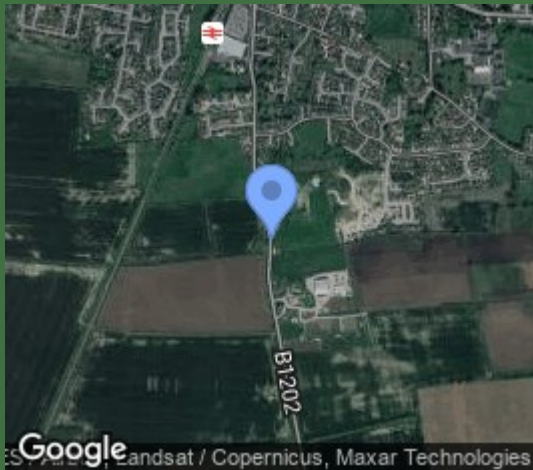
Tenure: Freehold

Council Tax - Band D - West Lindsey

Services: Mains electric and water. Sceptic Tank and Oil Fired Central Heating.

EPC: Rating D





**Ground Floor**  
Approx. 78.5 sq. metres



**First Floor**  
Approx. 70.9 sq. metres



Total area: approx. 149.4 sq. metres

Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleston(info@epcforproperty.net)  
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>78</b>
(55-68) <b>D</b>	<b>57</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.