

Blaven, Walesby Hill,

Walesby, LN8 3GW

Book a Viewing!

£565,000

Blaven is a stunning Four Bedroom Detached Family Home, immaculately presented and situated within the popular village of Walesby, in the heart of the Lincolnshire Wolds. Occupying a generous plot, this impressive property offers spacious and versatile accommodation, making it particularly well suited to growing families or buyers looking to upsize and enjoy additional living space both inside and out. The accommodation is thoughtfully arranged and includes an entrance porch, welcoming hallway, living room, separate dining room, conservatory, playroom, study, modern kitchen, utility room and ground floor WC. To the first floor are four bedrooms, three of which benefit from en-suite facilities, alongside a separate family bathroom. This layout provides excellent flexibility for family life, working from home and accommodating guests. Externally, the property continues to impress, with a generous front garden, extensive driveway parking, an integral double garage and a substantial rear garden featuring beautifully maintained lawns, established flowerbeds, mature shrubs and trees. A patio with a fish pond, garden shed and potting shed further enhance the outdoor space, creating an attractive setting for family use, gardening and entertaining.





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LOCATION

Walesby is a highly regarded village situated within the Lincolnshire Wolds Area of Outstanding Natural Beauty and is particularly well known for its attractive countryside setting and strong sense of community.

The village sits on the Viking Way and is popular with walkers, cyclists and horse riders, with a network of footpaths and routes through the surrounding Wolds countryside.

Walesby is also home to the well known Ramblers' Church and an active village hall, which provides a strong sense of community and hosts regular social events and community activities. The village hall also has a bar open twice a week, offering a great opportunity for residents to meet, socialise and enjoy a friendly local atmosphere.

The village falls within the catchment areas of a range of well regarded primary and secondary schools, including grammar school options in the wider area.

Walesby is conveniently positioned between Lincoln and Grimsby, with good access to the A46. Market Rasen is approximately three miles away and provides a wider range of everyday amenities including independent shops, supermarkets, medical facilities, a railway station, golf course and Market Rasen Racecourse.

The neighbouring village of Tealby can also be reached on foot via the Viking Way and offers a village shop, tea room and public houses.









ACCOMMODATION

PORCH
4' 5" x 11' 5" (1.35m x 3.48m) Accessed via an external door with windows either side, window to the side elevation, tiled flooring and an internal door leads into the hallway.

HALL
With an internal glazed door and double glazed windows either side, radiator, storage cupboard and stairs rising to the first floor. Doors lead to the ground floor accommodation and access to the garage.

CLOAKROOM/WC
7' 11" x 3' 7" (2.41m x 1.09m) With radiator, low level WC, wash hand basin and double glazed frosted window to the side elevation.

PLAY ROOM
7' 9" x 11' 11" (2.36m x 3.63m) With radiator and uPVC double glazed window to the side elevation.

DINING ROOM
12' 5" x 11' 5" (3.78m x 3.48m) With radiator, uPVC sliding patio doors leading into the conservatory and access to the garden facing reception area.

KITCHEN/BREAKFAST ROOM
12' 5" x 14' 8" (3.78m x 4.47m) With Karndean flooring, radiator, dual aspect uPVC double glazed windows to the front and side elevations, fitted with a range of modern wall and base units, work surfaces, an integrated gas hob with extractor over, stainless steel sink with drainer, integrated double ovens with warming drawer, integrated dishwasher and integrated fridge. A door leads through to the utility room.

UTILITY ROOM
8' 11" x 12' 6" (2.72m x 3.81m) With radiator, a range of wall and base units, work surfaces and an integrated stainless steel sink with drainer, space and plumbing for a washing machine, space for a tumble dryer, Karndean flooring and a composite external door provides access to the rear garden.

LIVING ROOM
21' 8" x 23' 3" (6.6m x 7.09m) With radiators, a gas fireplace, windows to the front, rear and side elevations and metal sliding patio doors lead into the conservatory.

CONSERVATORY
8' 10" x 25' 6" (2.69m x 7.77m) With tiled flooring, radiator and windows to all aspects and French doors provide direct access to the rear patio.

STUDY
11' 7" x 9' 1" (3.53m x 2.77m) With radiator and windows to the front and side elevations.









FIRST FLOOR LANDING
With radiator, window to the front elevation, airing cupboard and access to the roof void. Doors lead to all four bedrooms and the family bathroom.

BEDROOM 1
12' 5" x 11' 11" (3.78m x 3.63m) With radiator, uPVC double glazed windows to the rear and side elevations, built-in wardrobe space and door to the en-suite shower room.

EN-SUITE SHOWER ROOM
8' 7" x 5' (2.62m x 1.52m) Fitted with tiled flooring, towel radiator, low level WC, wash hand basin, walk-in shower cubicle, waterproof wall boarding and uPVC double glazed frosted window to the side elevation.

BEDROOM 2
12' 6" x 11' (3.81m x 3.35m) With radiator, uPVC double glazed window to the rear elevation, built-in wardrobe space and door to the en-suite.

EN-SUITE BATHROOM
6' x 9' (1.83m x 2.74m) Fitted with tiled flooring, low level WC, wash hand basin, heated towel rail, integrated bath with dual taps and overhead shower, double glazed window to the rear elevation and tiling to the walls.

BEDROOM 3
8' 7" x 20' (2.62m x 6.1m) With radiator, windows to the front and side elevations and a door to the third en-suite.

EN-SUITE BATHROOM
5' 11" x 9' (1.8m x 2.74m) With tiled flooring, low level WC, wash hand basin, integrated bath with dual taps and overhead shower, heated towel rail, tiled walls and double glazed window to the side elevation.

BEDROOM 4
12' 5" x 11' 5" (3.78m x 3.48m) With radiator, uPVC double glazed window to the rear elevation and built-in wardrobe with a wash hand basin positioned alongside.

BATHROOM
8' 7" x 5' 6" (2.62m x 1.68m) With vinyl flooring, low level WC, wash hand basin, heated towel rail, integrated bath with dual taps, a separate shower cubicle, tiled walls and double glazed window to the front elevation.

DOUBLE GARAGE
17' 2" x 20' (5.23m x 6.1m) With an electric up-and-over door, power and lighting, access to the roof space, frosted window to the side elevation and a further window to the rear.









OUTSIDE FRONT

The property occupies a generous plot, with an attractive front garden featuring a well maintained lawn, mature shrubs and established trees. The planting creates an appealing approach to the house, while the substantial Tarmac driveway and additional gravel parking area provide off-road parking for multiple vehicles. The driveway gives access to the double garage and side access leads around to the rear garden.

OUTSIDE REAR

The spacious rear garden is a particular highlight of Blaven, offering a generous expanse of well maintained lawn complemented by established flowerbeds, mature shrubs and trees. A slabbed patio area, a fish pond, established trees and shrubs, fencing encloses the garden, garden shed, separate potting shed to the side of the property and side access connects the rear garden with the front of the house.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

WEBSITE

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

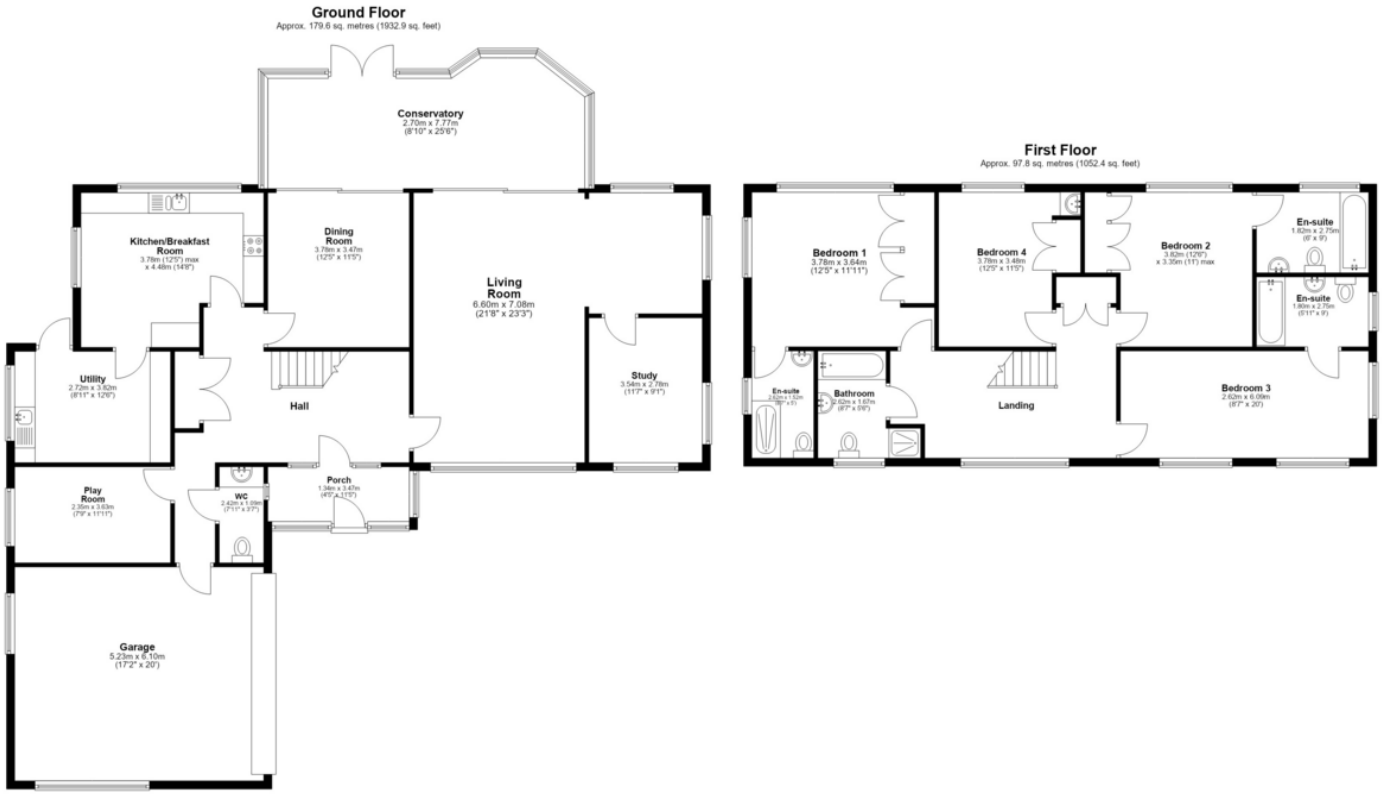
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Total area: approx. 277.3 sq. metres (2985.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
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