



**Gold Trusted
Service Award**
2023 feefo^{co}



BEST
ESTATE AGENT GUIDE
2023 : EXCEPTIONAL
SALES



Spring Bottom House

Spring Bottom, Main Road, Benniworth, Market Rasen, LN8 6JW.



Spring Bottom House, Benniworth



Spring Bottom House is a very well presented three bedroom detached period house with more recent extensions, occupying an elevated position with rural outlooks in the popular village of Benniworth. The property has been immaculately and continuously maintained by the current vendors after extension works in 1989 and 1998; the internal living space extends to 1,685ft². The ground floor accommodation could support working from home with separate access to the second reception room, this could easily become a treatment room or studio with the adjacent office, or offers scope for segregated family living.

Externally there is an excellent driveway that wraps around the property providing ample parking and turning for multiple vehicles. The rear garden is a joy, gently sloping being predominantly laid to lawn with mature immaculately kept hedging to the boundaries and a number of mature trees. There are a range of useful outbuildings, namely two timber garden sheds, brick and pantile former washhouse, an insulated summerhouse with power supply, and concrete sectional garage. The plot extends to 0.34 acres (sts).



Entered to the side through wood-effect double-glazed door to

Entrance Porch wood-effect double-glazed windows to front, tiled floor, multiple power points, wood single glazed obscure door to entrance hallway, wood door to...

Boot Room wood-effect double-glazed window to side, light to ceiling, space and connections for dryer, tiled floor, multiple power points.

Entrance Hallway light to ceiling, tiled floor, multiple power points, telephone point, wood doors to dining room and...

Shower Room wood double-glazed obscure window to rear, spot lights to ceiling, low level wc, hand wash basin, corner shower



cubicle with tiled surround, monsoon head and hand-held attachment over, wall-mounted heated towel rail, tiled floor.

Dining Room wood single glazed window to front, wood single glazed window to rear, light to wall, carpet, multiple power point, radiator, wood doors to corner storage cabinet, telephone point, wood doors to sitting room and...

Dining Kitchen upvc double-glazed windows to side and rear, patio door to rear, spot lights to ceiling, aluminium sink and drainer inset to roll edge worktop surface, good range of storage units to base and wall levels, electric cooker, space and connections for under counter fridge, freezer, washing machine and dishwasher, floor standing oil fired boiler housed in clothes-drying cupboard, underfloor heating, multiple power points, tiled flooring.

Sitting Room wood-effect double-glazed windows to front, lights to ceiling and picture light to wall. Radiators, tv point, electric fire inset to exposed brick chimney surround, carpet, wood double obscure door to

Second Sitting Room upvc double-glazed sliding doors to side, radiator, carpet, multiple power points, wood doors to garden room and

Home Office upvc double-glazed window to rear, light to ceiling, carpet, multiple power points, telephone point, radiator

Garden Room

Upvc double-glazed windows to side and rear, patio door to rear, light to ceiling, carpet, multiple power points.

Up carpeted stairs with oak spindle and balustrade from entrance hallway to...

First Floor Gallery Landing wood-effect double-glazed windows to front, lights to ceiling, carpet, radiator, loft access hatch, wood doors to airing cupboard, multiple power points, wood doors to upstairs accommodation including...

Bathroom wood double-glazed obscure window to rear, spot lights to ceiling, p shaped panel bath with tiled surround, aqualisa shower over, pedestal sink, low level wc, tiled flooring, tiles to walls, wall mounted heated towel rail.





Bedroom wood double-glazed window to rear, light to ceiling, carpet, multiple power points, radiator.

Bedroom wood double-glazed skylight to rear, light to ceiling, carpet, multiple power points, radiator, wood door to eaves storage space, wood door to... **Dressing Room** upvc double-glazed window to side, light to ceiling, carpet, wood door to storage space.

Master Bedroom wood double-glazed window to front, light to ceiling, loft access hatch, carpet, radiator, multiple power points, open to... **Dressing Room** double-glazed skylight to rear, built in wardrobe storage space, carpet, multiple power points.

Outside

The property is approached through vehicle gates and up to the gravelled driveway, providing ample off road parking spaces for multiple vehicles across the front and to the side of the property.

The front garden is laid to lawn, with mature established trees and hedgerows creating beautifully maintained green spaces with brick edged raised plant bed to one side. The boundaries are contained by mature hedging.

To one side stands a brick and tile workshop, with concrete sectional garage behind.

The rear garden is laid to a sweeping lawn with mature hedging, trees and shrubs creating a beautiful environment with views across the rolling hills - set to arable farmland - beyond. A pair of timber framed garden sheds providing useful storage space whilst the summerhouse offers a covered area from which to take in the excellent rear space and view beyond.

East Lindsey District Council – tax band: C
Mains water, electric; oil fired boiler & drainage to a private system

ENERGY PERFORMANCE RATING: TBC

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.

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Brochure prepared 23.5.23





Approximate total area⁽¹⁾

1670.55 ft²

155.20 m²

Reduced headroom

62.79 ft²

5.83 m²



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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