

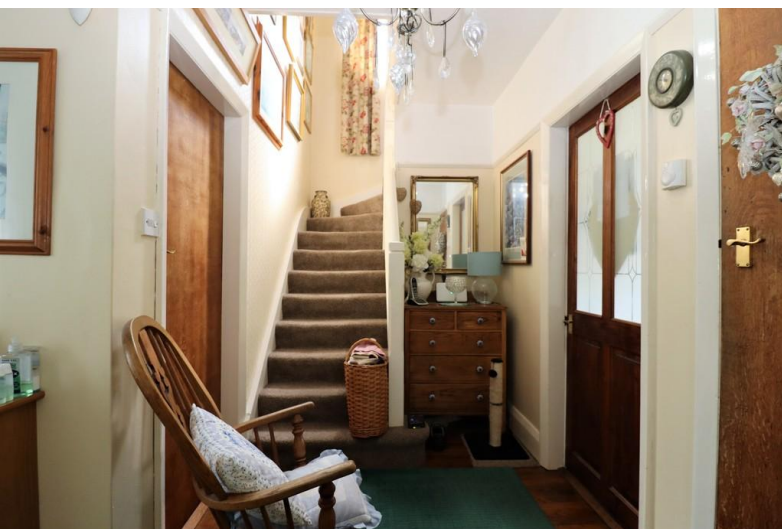


## Gilrayne, Gainsborough Road

Middle Rasen, Market Rasen, LN8 3JR

**Offers Over £325,000**

A wonderful, well appointed detached four bedroom home enjoying open field views and a generous size plot of approx 1/3 of an acre (sts), complete with attached single garage. 'Gilrayne' has been a much loved family home for many years conveniently situated in-between Middle Rasen and Market Rasen and only comes to the open market as the present Vendors wish to downsize. The accommodation briefly comprises: Entrance Hall, Lounge, Dining Room, Ground Floor Cloaks/WC, Kitchen, Utility Lobby, Three Double Bedrooms, a Further Single Bedroom, Family Bathroom, Attached Garage and large gardens to the front and rear elevation. An early viewing is highly recommended!







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – D**

**LOCAL AUTHORITY -** West Lindsey District Council

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

**LOCATION**

Market Rasen is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger Towns and City networks. The Town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guesthouses, public houses, new Leisure Centre, library, health care providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').





Middle Rasen is a thriving village situated approx 1 mile west of the larger town of Market Rasen and benefits from a Post Office and Village Shop, Village Bowling Green, Primary School (Ofsted Graded 'Good') St Peter's Church and Methodist Chapel, Village Hall and Bowling Green and a variety of community groups and events.

#### DIRECTIONS

Leaving Market Rasen, heading west on Queen Street onto King Street and continue straight onto Gainsborough Road, passing the Leisure Centre on the left hand side. The property can be found on the left hand side just after the turning for Green Lane and is the last house after the semi-detached properties.

#### ACCOMMODATION

##### ENTRANCE HALL

With uPVC double glazed entrance door opening into a welcoming Reception Hallway with solid oak wood flooring, doors to all ground floor rooms and leading to the staircase to the first floor. Radiator, ceiling light point, smoke alarm and heating thermostat.

##### LOUNGE

20' 8" x 11' 6" (6.32m x 3.51m) , having ceiling rose, ceiling light point and coving to ceiling, a large uPVC double glazed window to the front elevation and full length uPVC double glazed window with wide uPVC double glazed door opening onto the rear garden. 2x radiators, TV point and a working fireplace that takes wood and coal with decorative surround and raised mantle with open grate.



##### DINING ROOM

14' 10" x 11' 2" (4.53m x 3.42m) , with uPVC double glazed bowed window with stained glass decorative insets to the front elevation with curved radiator below. Polished exposed floorboards, fireplace with marble inset and walnut surround, picture rail, ceiling rose, ceiling light point and coving to ceiling.



##### CLOAKS / WC

7' 10" x 3' 0" (2.39m x 0.92m) , with frosted uPVC double glazed window to the rear elevation, WC, wash hand basin, ceiling light point and cloaks/storage space.

##### KITCHEN

10' 11" x 7' 11" (3.34m x 2.42m) plus 1.01m x 1.08m , having laminate wood flooring and large uPVC double glazed window to the rear elevation. A comprehensive range of quality fitted units to base level with additional storage provided by pull out internal store racks and having contrasting work surface above, inset ceramic butler sink with mixer tap, tiling to splashbacks and space for cooker with extractor hood above. Spaces for fridge and dishwasher. Further complimenting units to eye level and a dresser style display eye level double unit. There is a shelved open Pantry/Larder style area in the understairs recess and plumbing for washing machine. Door to:



##### UTILITY LOBBY

5' 3" x 15' 5" (1.61m x 4.71 mm) , useful storage area with a door to the Rear Garden.





#### FIRST FLOOR LANDING

A return staircase provides access to the Landing area with a frosted uPVC double glazed feature window to the side elevation, ceiling light point, smoke alarm, ceiling hatch providing access to the part boarded loft and radiator. Doors to all first floor rooms.

#### BATHROOM

7' 10" x 7' 2" (2.39m x 2.20m) , having frosted uPVC double glazed window to the rear elevation, tile effect vinyl flooring, tiling to majority walls and painted feature part timber panelling to one wall. Built in airing cupboard, wash hand basin, WC, ceiling light point, radiator and panelled bath with telephone style shower handset over.

#### BEDROOM FOUR

8' 2" x 6' 11" (2.51m x 2.13 m) Currently used as a Study/Craft Room, Having uPVC double glazed window to the rear elevation, ceiling light point, radiator, picture rail.

#### BEDROOM THREE

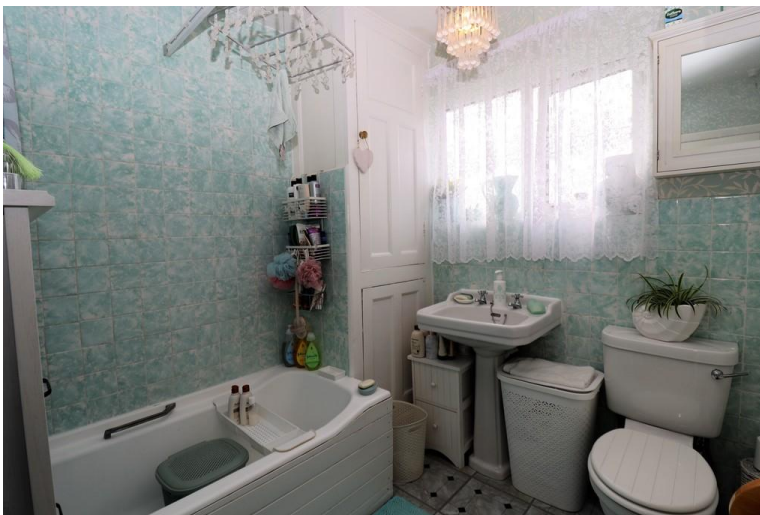
11' 8" x 11' 3" (3.57m x 3.43m) ,having uPVC double glazed window to the rear elevation, recently newly carpeted, radiator and ceiling light point.

#### BEDROOM TWO

14' 5" x 9' 2" (4.40m x 2.81 m) ,having uPVC double glazed window to the front elevation, radiator, ceiling light point and exposed floorboards.

#### BEDROOM ONE

14' 4" x 11' 5" (4.37m x 3.50m) ,having feature uPVC double glazed bowed window with stained glass decorative insets to the front elevation with curved radiator below, ceiling light point, picture rail and radiator.



#### OUTSIDE

A generous plot of approx 1/3 of an acre (STS), set back from Gainsborough road with a large tarmac driveway providing ample off road parking and leading to the Attached Single Garage and Front Entrance Door. There is an additional hardstanding area to the front providing either additional parking and/or shed storage area and access to the rear garden. The Front garden is set to majority lawn with mature shrubs and trees and well established hedging to boundaries. The south facing rear garden is also set majority to lawn with hedged boundaries and wonderful open views. There are well established flower and shrub borders, specimen trees, fruit trees and a paved patio/seating area and an additional pergola seating area. Ample space for Workshop/Storage Sheds/Greenhouses.

#### GARAGE

16' 10" x 9' 4" (5.15m x 2.87m) , with up and over door, uPVC double glazed frosted window to the rear elevation, power and light.







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Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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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.

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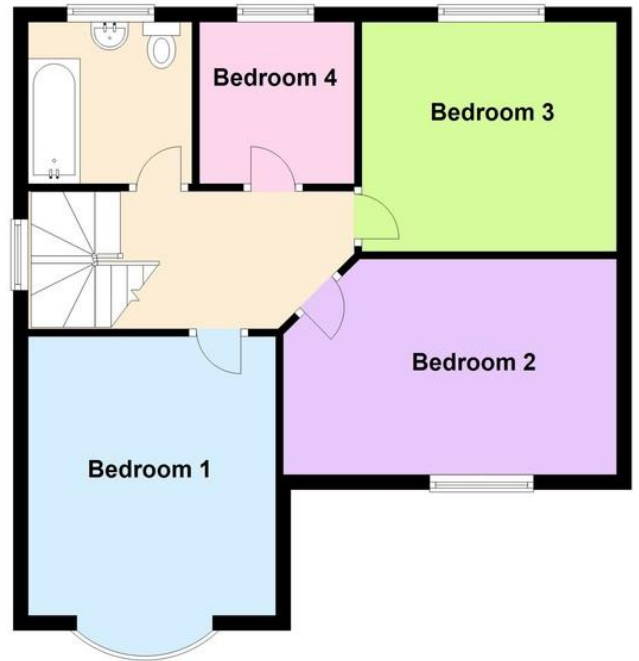
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**Ground Floor**



**First Floor**



**22 Queen Street  
Market Rasen  
LN8 3EH**

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