



Greenacres, Gallamore Lane

Middle Rasen, Market Rasen, LN8 3UB

£335,000

Greenacres is a substantial extended detached character bungalow situated on a larger than average wraparound plot of approx 0.3 Acres STS and offering endless potential in this convenient location inbetween Market Rasen and Middle Rasen. The well-proportioned and flexible living accommodation briefly comprises of a Sitting Room which adjoins the Dining Room, Kitchen, Pantry, Utility Room, two Family Bathrooms and two/three Bedrooms (the third Bedroom is currently used as an additional Lounge). Outside the property benefits from a large Detached Garage, a Driveway and well-established wraparound South-facing Gardens that are wonderfully private, offering a picturesque outlook and a wonderful 'secret garden' area to the far end (currently a large vegetable growing garden area and Orchard).



Gallamore Lane, Middle Rasen, Market Rasen



SERVICES

All mains services available. LPG-fired central heating.

EPC RATING – E

COUNCIL TAX BAND – C (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

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



AGENTS NOTE

The property will ideally be sold with an Overage Clause in place - 20% uplift for 20 years after legal completion.

(This may be negotiable at the present vendors discretion).

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

ACCOMMODATION

RECEPTION HALL

Having an arched covered portico leading to the uPVC entrance door with inset glazed panel, ceiling light points, radiator and doors to all principal rooms.

SITTING ROOM

16' 8" x 9' 10" (5.10m x 3m min), having vinyl flooring, two ceiling light points, two radiators, large feature fireplace with inset log burner, fitted cupboards and display shelving to each chimney breast recess, door to the Kitchen and archway leading to the Dining Room.

DINING ROOM

9' 6" x 3' 10" (2.91m x 1.17m), with large uPVC sliding doors to the Rear Garden, ceiling light point and vinyl flooring.

KITCHEN

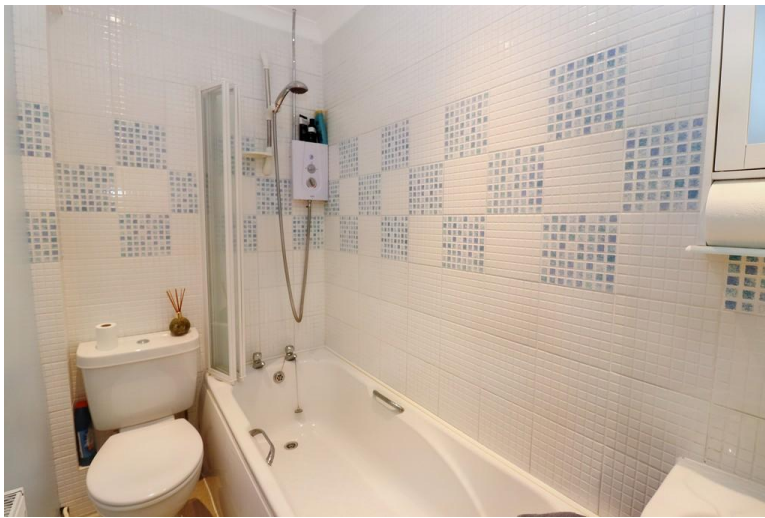
6' 11" x 12' 0" (2.13m x 3.68m), having a comprehensive range of fitted wood-effect units and drawers to base level with contrasting worksurfaces over and tiled upstands, further complementing units to eye-level, integral electric fan oven, electric hob with extractor hood over, inset stainless steel sink unit with flexi-mixer tap over, integral dishwasher, space for an under-counter fridge, tiled flooring, uPVC window to the rear elevation, door to one of the Bathrooms, door to the Utility Room, radiator and recessed downlighting.

UTILITY ROOM

6' 0" x 5' 2" (1.85m x 1.59m), having uPVC door with inset glazed panels to the rear elevation, recessed downlighting, tiled flooring, space for a tumble dryer, washing machine and fridge freezer and wall-mounted LPG-fired combi boiler.

BATHROOM

8' 5" x 6' 2" (2.57m x 1.90m), having aqua panelling to ceiling, extractor, recessed downlighting, painted feature wood panelling to half walls, tiled splashbacks, tiled flooring, radiator, frosted uPVC window to the side elevation, large shaped jacuzzi panelled bath with central mixer tap, curved side splashscreen and direct feed shower over, wash hand basin and access to the WC.





WC

Having tiled flooring, frosted uPVC window to the side elevation, WC and recessed downlighting.

PANTRY

6' 8" x 3' 3" (2.05m x 1.01m), accessed via the Inner Hallway having uPVC window to the side elevation, vinyl flooring, ceiling light point and shelving.

LOUNGE/BEDROOM THREE

12' 6" x 12' 0" (3.82m x 3.66m), formerly used as a Bedroom having large feature fireplace with inset log burner, uPVC window to the front elevation, ceiling light point, radiator, painted feature panelling to part walls and dado rail.



BATHROOM

4' 2" x 7' 11" (1.28m x 2.43m), having majority tiled walls, radiator, wash hand basin, panelled bath with glazed bi-folding side splash-screen and electric power shower above, WC, vinyl flooring and ceiling light point.

BEDROOM ONE

12' 4" x 11' 10" (3.76m x 3.61m), having uPVC window to the front elevation, radiator, dado rail, feature fireplace and ceiling light point.

BEDROOM TWO

10' 7" x 11' 9" (3.24m x 3.60m), having uPVC window to the side elevation, radiator and ceiling light point.



OUTSIDE

The Front Garden is set predominately to lawn with mature hedged front boundaries and a pedestrian pathway leading to the entrance portico. The side Driveway provides ample off-road parking for three vehicles and leads inturn to the detached Double Garage and onto the gated pathway to the Rear Gardens. The mature and well-established Rear Gardens wraparound the property, totalling approx 0.3 Acres STS with an opportunity for a further Driveway to be created the opposite side of the existing one (subject to necessary consents). The Garden is set predominately to lawn with mature shrubbery, trees, flowerbeds and borders, a picket fenced patio area running along the far elevation of the property itself, ample space for Greenhouses/Garden Sheds, a mature conifer hedge to the far bottom of the garden leads onto a further 'secret garden' area (currently utilised as an Orchard and vegetable growing plot) - an ideal 'working garden' area for the avid horticulturist!



DOUBLE GARAGE

With separate up and over doors, side courtesy door, power and lighting.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundy.net

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CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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BUYING YOUR HOME

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.

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

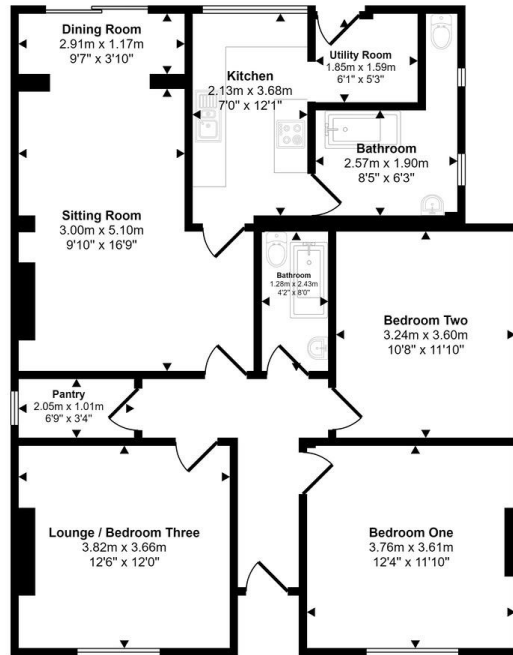
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Approx Gross Internal Area
97 sq m / 1041 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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