



## Meadowsweet Cottage, Highfield Terrace

Glentham, Market Rasen, LN8 2EN

**£165,000**

A well-presented three/four bedroomed mid terraced house situated in the centre of the quiet village of Glentham. The property lies close to the village church and is within easy access of Lincoln and Market Rasen. Internally the property offers flexible accommodation with one bedroom currently split into two bedrooms but could easily have the partition wall removed to create a larger double bedroom. With internal living accommodation to briefly comprise of Entrance Hall, Lounge, Kitchen Diner with double doors into the rear garden and a First Floor Landing leading to three Bedrooms and a modern fitted Bathroom. Outside there is a low maintenance garden to the rear with artificial turfed area and a garden shed. There is also a shared carport to the front.







**SERVICES**

Mains Electricity, Water and Drainage. LPG Gas Central Heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

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

**LOCATION**

Glentham is a rural medium sized village, to the north of the Cathedral City of Lincoln, complete with a village hall, village convenience shop, public house and a fuel station/garage. The village is also within easy access to the Market Town of Market Rasen where all the usual facilities and amenities can be found.





## ACCOMMODATION

### ENTRANCE HALL

With UPVC double glazed window and composite external door, stairs to the first floor and two radiators.

### LOUNGE

13' 7" x 11' 5" (4.14m x 3.48m), with UPVC double glazed window, under stairs storage cupboard, radiator and beamed ceiling.

### KITCHEN/DINER

14' 4" x 9' 2" (4.37m x 2.79m), with UPVC double glazed window and double doors, laminate flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, composite sink unit and drainer, plumbing and spaces for washing machine and tumble dryer, vertical radiator and a wall mounted gas fired central heating boiler.

### FIRST FLOOR LANDING

With access to three bedrooms and bathroom.

### BEDROOM 1

12' 8" x 11' 4" (3.86m x 3.45m), with UPVC double glazed window, over stairs storage cupboard, fitted wardrobe and radiator.

### BEDROOM 2

10' 4" x 7' 0" (3.15m x 2.13m), with UPVC double glazed window and radiator.

### BEDROOM 3

7' 8" x 6' 10" (2.34m x 2.08m), with UPVC double glazed window and radiator.

### BEDROOM 4

8' 8" x 6' 10" (2.64m x 2.08m), with UPVC double glazed window, radiator and fitted wardrobe.

### BATHROOM

7' 0" x 6' 7" (2.13m x 2.01m), with UPVC double glazed window, tiled flooring, fully tiled walls, low level WC, wash hand basin, bath with shower attachment, heated towel rail and spotlighting.

### OUTSIDE

To the rear of the property there is a low maintenance garden with artificial turfed area and a garden shed.





**WEBSITE**

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SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

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

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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 roughly checked.

**GENERAL**

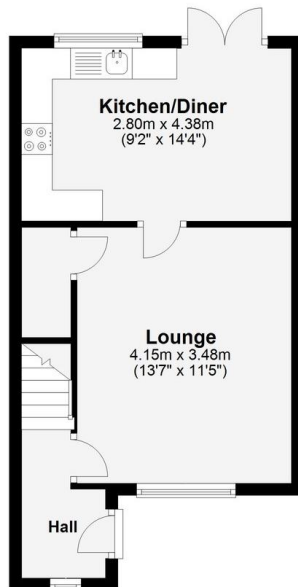
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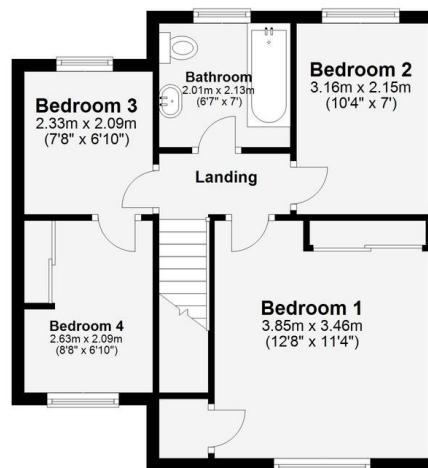
**Ground Floor**

Approx. 33.0 sq. metres (354.7 sq. feet)



**First Floor**

Approx. 42.0 sq. metres (452.0 sq. feet)



Total area: approx. 74.9 sq. metres (806.7 sq. feet)

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

Mundys Estate Agents  
Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

