



Tilsit, Bishop Norton Road, Glentham
Market Rasen, LN8 2EU



Book a Viewing!

£365,000

A three double bedroom detached bungalow situated in this non-estate location and in a quiet cul-de-sac, within the village of Glentham with easy access to both Market Rasen and Lincoln. The property sits on an elevated and generous-sized corner plot with a driveway providing ample off-road parking, which also gives access to a single garage and there is an immaculately maintained garden to the rear. The property further benefits from open field views to the front. Internally the property is well-presented with newly installed double glazed windows throughout and offers living accommodation briefly comprising of Porch, Hallway, Lounge, Dining Room, hardwood Conservatory, Kitchen Diner with additional Kitchen Area, Rear Porch, three Bedrooms, En-Suite Bathroom to the Main Bedroom and an additional Shower Room. Viewing of the property is highly recommended.





SERVICES

Mains electricity, water and drainage. Oil-fired central heating.

EPC RATING – D

COUNCIL TAX BAND – D

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 PORCH

Giving access to Hallway.

HALLWAY

Giving access to Shower Room, Lounge, Dining Room, Kitchen Diner and three Bedrooms.

LOUNGE

15' 5" x 15' 4" (4.7m x 4.67m), with UPVC double glazed window, laminate flooring, fire surround and hearth, wood burner and radiator.

DINING ROOM

14' 3" x 9' 9" (4.34m x 2.97m), with laminate flooring, radiator and double doors to the Conservatory.

HARDWOOD CONSERVATORY

14' 8" x 5' 8" (4.47m x 1.73m), with external door and windows, tiled flooring and radiator.

KITCHEN/DINER

17' 3" x 9' 0" (5.26m x 2.74m), with UPVC double glazed window, granite window sills, tiled flooring, fitted with a range of wall, base units and drawers with granite work surfaces over, stainless steel sink, four ring ceramic hob and radiator.

KITCHEN AREA

6' 3" x 5' 11" (1.91m x 1.8m), with tiled flooring, wall and base units with work surfaces over, integral double oven, integral microwave, space for fridge and plumbing/space for washing machine.

REAR PORCH

With external door and windows to the rear garden.

BEDROOM 1

14' 1" x 10' 1" (4.29m x 3.07m), with UPVC double glazed window, laminate flooring, built-in wardrobe and radiator.

EN-SUITE

9' 5" x 5' 11" (2.87m x 1.8m), with UPVC double glazed windows, tiled flooring, part-tiled walls, low level WC, wash hand basin, bath and radiator.

BEDROOM 2

11' 4" x 10' 11" (3.45m x 3.33m), with UPVC double glazed window and radiator.

BEDROOM 3

8' 4" x 8' 2" (2.54m x 2.49m), with UPVC double glazed window and radiator.





SHOWER ROOM

6' 6" x 5' 11" (2.00m x 1.82m), with UPVC double glazed window, tiled flooring, low level WC, wash hand basin, shower cubicle with panel boarding surround, radiator, spotlighting and extractor fan.

OUTSIDE

To the front of the property there is a block paved driveway which provides access to the integral single garage. There is a gravelled area to the side of the block paving which provides further off-street parking if required. There is side access to the immaculately maintained rear garden which provides various different areas with generous-sized lawned spaces, hedging surround, patio seating area, decorative gravelled gardens, further seating area with pergola and a wide variety of mature plants, shrubs and trees. Additionally there is a hardstanding area with a garden shed and the oil tank.



GARAGE

15' 5" x 9' 5" (4.72m x 2.88m), with electric up and over 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 mun dys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

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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 then we will receive a referral fee of up to £125.

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

Mundys Financial Services 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.

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 roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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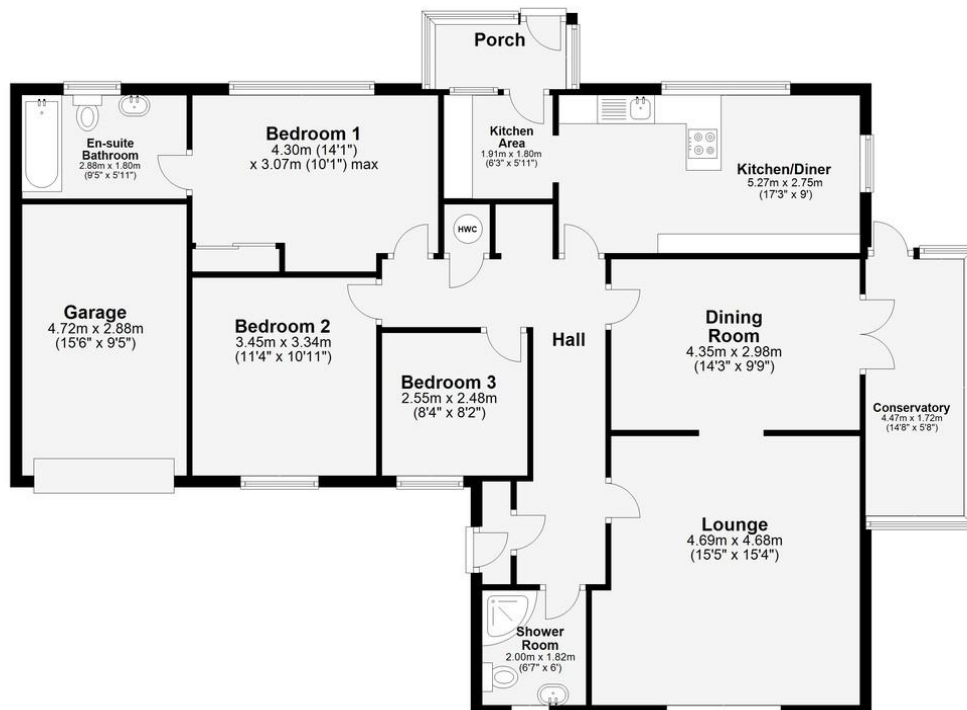






Ground Floor

Approx. 134.8 sq. metres (1450.8 sq. feet)



Total area: approx. 134.8 sq. metres (1450.8 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.

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Market Rasen
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01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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