



## Orchard Grange, Bishop Norton Road

Glentham, Market Rasen, LN8 2EU

**£750,000**

This unique five bedroom detached family home with three bathrooms, set on approximately 0.64 acres (sts), enjoys an elevated, non-estate position within the sought-after village of Glentham. With around 240m<sup>2</sup> of living space arranged over three levels, offering a flexible living space. The ground floor comprises an Entrance Porch, Entrance Hallway, Inner Hallway, Lounge, Open Plan Kitchen Diner, Pantry, and Ground Floor WC. Upstairs, the First Floor Landing opens to two spacious Bedrooms. Bedroom 1 benefits from a Dressing Room and En-suite Bathroom, while Bedroom 2 also includes its own En-suite. On the lower level, there are two additional Bedrooms, a Family Bathroom, Utility Room, and a Games Room/Cellar with an attached bar. The fifth bedroom has been transformed into a fully fitted, handmade office suite, ideal for home working. Outside, the property features a Detached Double Garage with a Store, WC, and roof terrace, which offers views across the open countryside. The landscaped gardens surround the property on all sides, providing an extensive outdoor space. The grounds also include a selection of Summer Houses, a Hot Tub Room, and a Stable Block. The property benefits from solar panels with battery storage, providing energy efficiency. The home is also well-located for access to Lincoln, Market Rasen, Gainsborough, and the M180. Local amenities include the village pub, which is within walking distance. This home combines versatile living accommodation, attractive gardens, and convenient access to nearby towns and is being sold with NO ONWARD CHAIN. Viewing is essential.







#### **SERVICES**

Mains Electricity, Water and Drainage. Oil central heating. Solar Panels and Battery Storage.

**EPC RATING** – E.

**COUNCIL TAX BAND** – F

**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 Lincoln complete with village convenience shop, public house and fuel station/garage and is within easy access to the Market Town of Market Rasen where all the usual facilities and amenities can be found.

#### **ACCOMMODATION**

##### **ENTRANCE PORCH**

With window and door to the front aspect, window and door to the entrance hallway.





#### ENTRANCE HALLWAY

With window to the side aspect, stairs to the first floor, stairs to the lower level.

#### LOUNGE

17' 8" x 16' 1" (5.39m x 4.92m), with sliding UPVC doors to the front aspect, UPVC windows to the side aspect, feature fireplace with log burner, radiator

#### DINING AREA

12' 0" x 16' 0" (3.67m x 4.88m), with double UPVC doors to the rear garden, door to the lounge and leading into the kitchen.

#### KITCHEN

12' 0" x 15' 5" (3.67m x 4.72m), with UPVC windows to the rear and side aspects, tiled flooring, fitted with a range of base units with tiled work surfaces, composite sink unit and drainer with mixer tap, space for a range cooker, integral dishwasher, wall mounted cupboards with fitted microwave, centre island with tiled work surface and two ring electric hob, radiator and leading into the pantry.

#### PANTRY

8' 11" x 9' 3" (2.73m x 2.82m), with door to the side aspect, fitted double cupboard and space for fridge freezer.

#### INNER HALLWAY

With doors to the lounge, dining room and WC.



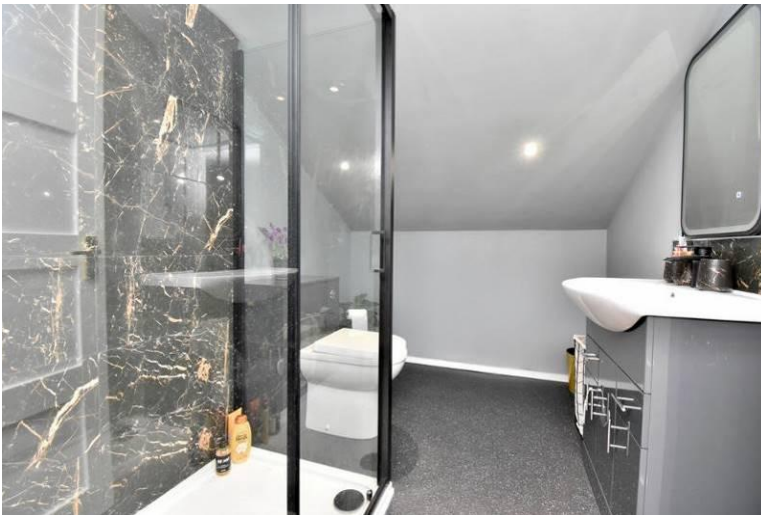
#### WC

5' 3" x 5' 10" (1.62m x 1.80m) With WC, wash hand basin, vanity cupboard and radiator.

#### PORCH

#### LOWER HALLWAY

With doors to three bedrooms, bathroom, utility room and games room.



#### LOWER LEVEL GAMES ROOM

8' 5" x 24' 0" (2.59m x 7.33m), with tiled flooring and leading to a store area (limited head room to half of the area).

#### BAR

5' 7" x 8' 11" (1.71m x 2.73m), with fitted bar.

#### UTILITY ROOM

7' 7" x 8' 8" (2.33m x 2.66m), with UPVC window and door to the side aspect, fitted with a range of base units with work surfaces over, stainless steel sink unit and drainer and spaces for washing machine and fridge.

#### BATHROOM

7' 8" x 8' 8" (2.34m x 2.66m), with UPVC window to the side aspect, suite to comprise of bath, separate shower, WC and wash hand basin and radiator.





#### BEDROOM 3

11' 1" x 8' 8" (3.40m x 2.66m), with UPVC window to the front aspect and radiator.

#### BEDROOM 4

7' 10" x 12' 0" (2.41m x 3.66m), with UPVC window to the front aspect and radiator.

#### OFFICE

10' 11" x 8' 11" (3.33m x 2.72m), with UPVC window to the side aspect, radiator, handmade fitted office suite and desk.

#### FIRST FLOOR

With doors to two bedrooms.



#### MASTER BEDROOM

25' 2" x 13' 4" (7.68m x 4.07m), with windows to the side aspect, window to the front aspect with views over farm land, fitted cupboards and door to the dressing room.

#### DRESSING ROOM

With a range of fitted cupboards and door to the store.

#### STORE

12' 9" x 7' 11" (3.89m x 2.42m) (limited head room), with solar electric battery system.

#### EN-SUITE

10' 10" x 9' 5" (3.32m x 2.88m), with windows to the side and front aspects, suite to comprise of bath, shower, WC and wash hand basin and radiator.



#### BEDROOM 2

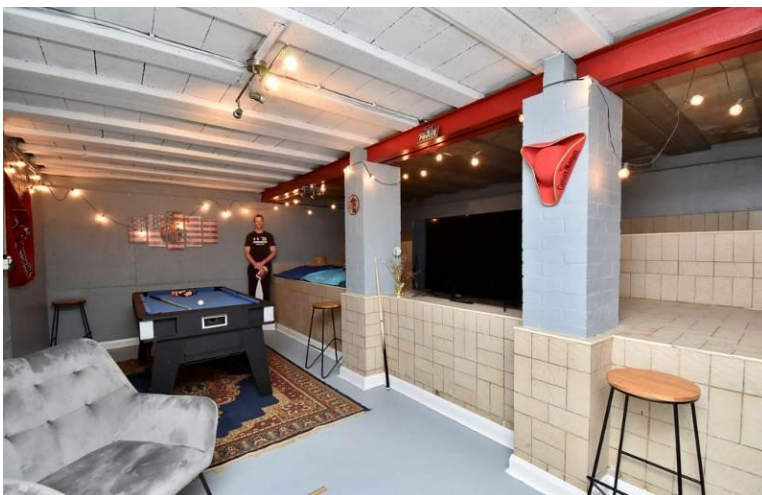
17' 10" x 21' 7" (5.45m x 6.59m), with Velux windows, carpet flooring, radiator, door to en-suite, and door to an external staircase which gives access to the rear garden.

#### EN-SUITE

7' 6" x 9' 2" (2.29m x 2.80m), with suite to comprise of shower, WC and hand wash basin with vanity cupboard and radiator.

#### OUTSIDE

To the front of the property there is a lawned garden with flowerbeds and there is off road parking for several vehicles with vehicular access to the Garage. Above the garage there is a seating area with views over farmland. There is a paved raised seating area with steps up from the garden. To the rear of the property there is an extensive lawned garden with mature shrubs and trees, flowerbeds, a range of seating areas, vegetable plots and a greenhouse, wildlife pond, pond with water feature, gravel path with a range of cottage style planted flowers, a Pagoda, summer house, hot tub room and a stable block.







### HOT TUB ROOM

15' 8" x 11' 4" (4.78m x 3.47m), with windows to all sides and sliding doors to the front aspect, power, lighting and space for a hot tub.

### GARDEN ROOM

18' 0" x 11' 7" (5.50m x 3.55m), with windows to the rear and side aspects and sliding doors to the front aspect, power and lighting.

### STABLE BLOCK

10' 4" x 11' 10" (3.15m x 3.63m), with door to the side aspect.

### TACK ROOM

5' 5" x 12' 6" (1.66m x 3.83m), with door to the side aspect.

### STORE

10' 0" x 12' 6" (3.07m x 3.83m), with window and door to the front aspect, powers and lighting.

### DOUBLE GARAGE

15' 5" x 22' 9" (4.70m x 6.94m), with up and over door to the front aspect and door to the store.

### STORE

11' 5" x 7' 5" (3.48m x 2.28m), with window and door to the rear aspect and door to WC.

### WC

With WC, wash hand basin and window to the rear aspect.



### 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 [mundys.net](http://mundys.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

Sills & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers 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.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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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 thoroughly checked.

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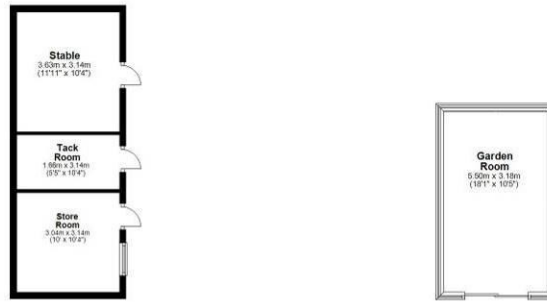
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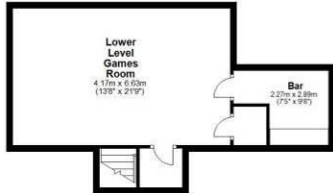
# Ground Floor

Approx. 232.8 sq. metres (2563.4 sq. feet)



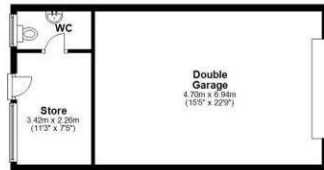
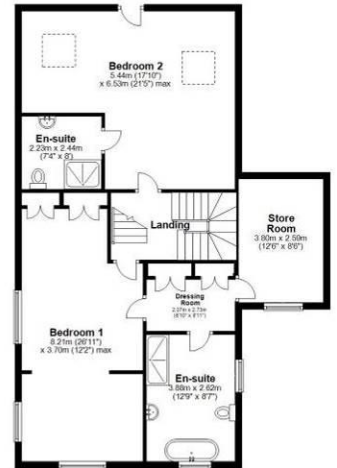
## Basement

Approx. 37.7 sq. metres (405.8 sq. feet)



## First Floor

Approx. 102.5 sq. metres (1103.0 sq. feet)



Total area: approx. 372.8 sq. metres (4012.3 sq. feet)

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

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Plan produced using PlanIt



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