



**Lancaster House, 15 Lancaster Heights, York Road,  
Brookenby, LN8 6EX**



Book a Viewing!

**£325,000**

Lancaster House is set in the new build development at Lancaster Heights nestled within the Lincolnshire Wolds an area of outstanding natural beauty. This spacious family home offers 4 double bedrooms with a master bedroom en-suite. From the entrance you are greeted with a hallway leading to two good sized living areas, one feeding into an open plan kitchen/ dining area that overlooks the private lawned garden with full length rear patio. There is a detached carport/garage from the house that is set back on the long driveway with parking for 4 Vehicles.





**15 Lancaster Heights, York Road, Brookenby, Market Rasen, LN8 6EX**



**EPC RATING – B**

**COUNCIL TAX BAND – To Be Confirmed.**

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

**TENURE -** Freehold.

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

#### **LOCATION**

The development is situated in the small yet lively village of Brookenby, which is within close proximity to the town of Market Rasen and is commutable to Lincoln, Grimsby, Scunthorpe, and Louth with the Humber Bridge and major M62 motorway not that far away. The area around Lancaster Heights offers a peaceful rural charm with plenty of outdoor space. The village itself has a range of amenities including a local shop, the local primary school is in the neighbouring village of Binbrook and the nearest secondary school, leisure centre, swimming pool, railway station and a wider range of shops including a Tesco Superstore are located around 15 minutes away in Market Rasen. There is also a regular bus service connecting the village to nearby towns and cities. The remaining dwellings on the development each consist of 4-bedroom, detached family homes with modern yet timeless specifications.



Each home features traditional Lincolnshire style exteriors with red bricks and Red Low Pitch Pantile roof. The properties sit in generous plot sizes with block-paved driveways, purpose-built carports, and enclosed boundaries. If this sounds like your ideal place to live, especially if you enjoy the tranquillity of the countryside while still having access to essential amenities and transport links please get in touch with us to arrange a viewing.

- Open Plan Kitchen and Dining Room overlooking your garden
- Ground floor Tiling
- Patio area spanning the whole rear of the house
- Kitchen Lounge TV area
- Spacious Lounge with Log Burner Ready Fireplace with Chimney & Flue
- Cloakroom Cupboard off the hallway
- Kitchen Pantry Cupboard
- Utility Room
- Ground floor W/C
- 4 double Bedrooms
- En-suite Bathroom to master
- Warm cosy carpets to the Lounge, Stairs, Landing and Bedrooms
- New Boiler 7 Year Warranty
- 10 Year New Build Warranty
- EPC Rating - B

#### TECHNICAL INFORMATION

Construction Method: Timber Frame

Sewerage and Water: Mains Connection

Heating: Gas Boiler with Radiators

New Build Warranty: ICW 10 Year Building Warranty

#### KEY SPECIFICATION INFORMATION

##### EXTERNAL

Tatham Red Multi Bricks

Double Glazed White Duraflex Casement Windows and Patio Doors

Condron Low Pitch Pantile Roof Tiles

Stone Sills

Block Paved Driveways

Brick Built Carport in Same Tatham Red Multi Brick

Outside Tap

Feather-Edge Fencing to Rear Boundaries

Post and Rail Fencing to Front Boundaries

Exterior Lighting Included

##### INTERNAL

4 inch Lambs-Tongue Skirting and Matching Architraves in White Satin

White Painted Doors with Optional Upgrade to Oak  
White Sockets and Switches with TV Aerial Points to all Bedrooms

Downlighters to Kitchen and Bathrooms

Pendant Lighting to Living Room, Hallways and Bedrooms  
Kitchen Island Plot Dependant with Seating for Breakfast Bar

Patio Doors from Dining Area to Rear Garden

Kitchen Upgrade Packages Available Subject to Build Stage  
White Porcelain Bathroom Suites with Modern

Sanitaryware

Kitchen and Bathroom Floor Tiling Included as Standard





## ACCOMMODATION

### ENTRANCE HALL

**OPEN PLAN KITCHEN DINER**  
22' 9" x 18' 0" (6.93m x 5.49m)

**UTILITY ROOM**  
7' 11" x 6' 6" (2.41m x 1.98m)

**WC**

**LOUNGE**  
15' 11" x 11' 1" (4.85m x 3.38m)

### FIRST FLOOR LANDING

**BEDROOM 1**  
12' 3" x 11' 3" (3.73m x 3.43m)

**EN-SUITE**  
6' 4" x 4' 10" (1.93m x 1.47m)

**BEDROOM 2**  
11' 2" x 11' 1" (3.4m x 3.38m)

**BEDROOM 3**  
11' 3" x 11' 1" (3.43m x 3.38m)

**BEDROOM 4**  
10' 2" x 10' 2" (3.1m x 3.1m)

**BATHROOM**  
7' 6" x 5' 6" (2.29m x 1.68m)



#### 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, 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.

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 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.

#### 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

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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

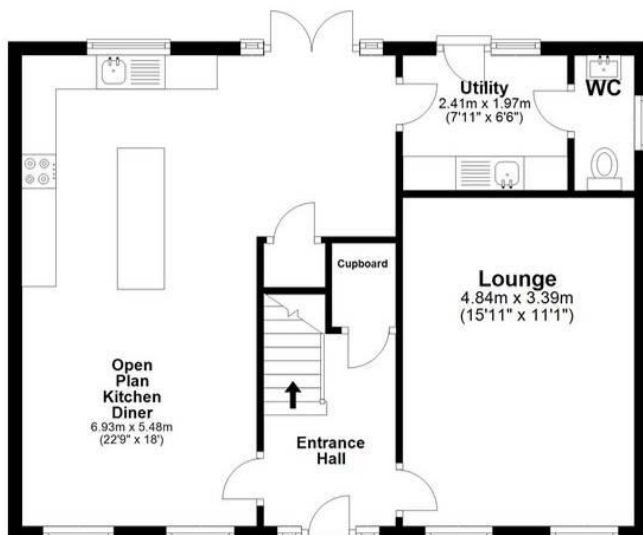
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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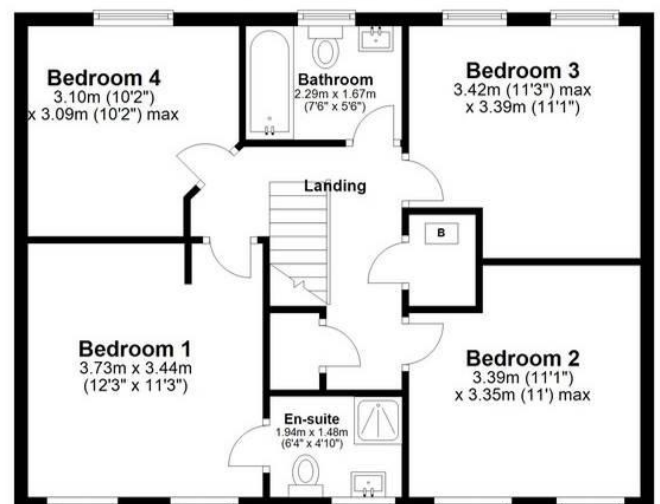
### Ground Floor

Approx. 62.1 sq. metres (668.6 sq. feet)



### First Floor

Approx. 61.7 sq. metres (664.4 sq. feet)



Total area: approx. 123.8 sq. metres (1332.9 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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**Lincoln**  
**LN2 1AS**  
**01522 510044**

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**Market Rasen**  
**LN8 3EH**  
**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 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.

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