



**The Brambles, Highfield Terrace, Glenthams,
Market Rasen, LN8 2EN**



Book a Viewing!

£370,000

A spacious and well-presented five bedroom detached bungalow in the semi rural village of Glenthams, to the North of the Cathedral City of Lincoln and West of the Market Town of Market Rasen. The property is situated in a tucked away position at the end of a cul de sac and has accommodation to comprise of Hall, Lounge with log burner, modern fitted Kitchen, Sitting Room, four ground floor Bedrooms, master with En-suite Wet Room, a four piece Family Bathroom and a First Floor Landing leading to a fifth Bedroom. Outside there is a block paved driveway for multiple vehicles, a double garage with boiler room and generous gardens to the front, side and rear aspects. Viewing of this spacious bungalow is highly recommended to appreciate all it has to offer. NO CHAIN.



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SERVICES

Mains electricity, water and drainage.
New Air Source Heat Pump (fitted February 2025).
Radiators and underfloor heating (where mentioned).
Solar panels (owned).
Upgraded loft insulation (added February 2025).

EPC RATING – B.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

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



ACCOMMODATION

HALL

With double storage cupboard and utility cupboard with spaces for washing machine and tumble dryer, wood effect flooring, spotlights and two radiators.

LOUNGE

22' 6" x 18' 7" (6.88m x 5.68m) With log burner, double glazed French doors to the garden, three double glazed windows to the front and side aspects, wood effect flooring and two radiators.

KITCHEN

19' 5" x 11' 7" (5.94m x 3.54m) Fitted with a modern range of wall and base units with work surfaces over, undermount 1½ unit sink with mixer tap over, double eye level electric oven with warming drawer, induction hob, integrated fridge and dishwasher, radiator, spotlights and double glazed sliding doors to the garden.

SITTING ROOM

16' 2" x 12' 11" (4.93m x 3.95m) With staircase to the first floor, understairs storage cupboards, wood effect laminate flooring with underfloor heating and double glazed French doors to the garden.

BEDROOM 1

15' 8" x 10' 10" (4.78m x 3.31m) With a range of fitted wardrobes, concealed entrance to the en-suite, wood effect laminate flooring, radiator, spotlights and double glazed window to the rear aspect.

EN-SUITE WET ROOM

Fitted with a three piece suite comprising of wet room shower, close coupled WC and wall mounted wash hand basin, towel radiator, tiled walls and spotlights.

BEDROOM 2

13' 10" x 9' 7" (4.24m x 2.94m) With wood effect laminate flooring with underfloor heating, spotlights and double glazed window to the side aspect.

BEDROOM 3

12' 5" x 9' 9" (3.79m x 2.99m) With double fitted wardrobe, wood effect laminate flooring, radiator and double glazed window to the front aspect.

BEDROOM 4

10' 0" x 8' 1" (3.06m x 2.48m) With radiator and double glazed window to the front aspect.





BATHROOM

Fitted with a four piece suite comprising of shower cubicle, panelled bath, close coupled WC and wash hand basin in a vanity style unit, towel radiator, tiled walls, tiled flooring with underfloor heating, spotlights and double glazed window to the side aspect.

GARAGE

23' 3 (max)" x 16' 10 (max)" (7.09m x 5.13m) With an electric up and over door to the front aspect, double glazed window to the side aspect, boarded loft storage space, light and power.

BOILER ROOM

10' 9" x 5' 0" (3.29m x 1.54m) With double glazed window and door to the rear aspect.

FIRST FLOOR LANDING

With double glazed window to the rear aspect.

BEDROOM 5

15' 4" x 12' 6" (4.69m x 3.83m) With four Velux windows, under eaves storage, wood effect laminate flooring with underfloor heating, electric radiator and spotlights.

OUTSIDE

To the front of the property there is a block paved driveway providing off street parking for multiple vehicles and giving access to the garage. The property sits on a generous plot with gardens to front, side and rear with mature shrubs. To the rear there are raised planters for flowerbeds/vegetable plots. To the side of the property there is a generous lawned garden with patio seating area, mature shrubs, shed, greenhouse and playhouse.

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

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

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Total area: approx. 216.2 sq. metres (2326.6 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
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 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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