



9 Barff Meadow, Market Rasen, LN8 2FD

Offers In Excess Of £425,000

Tucked away in a quiet corner of Glentham, we have this beautiful detached family home on a tree lined plot available with no chain. An impressive arrangement with extended accommodation that includes a lounge, spacious open plan living kitchen that has recently been upgraded with underfloor heating, a further reception room and w.c. make up the ground floor. Upstairs we have four bedrooms, two en suite and a family bathroom. The principle bedroom has a real wow factor, with a vaulted ceiling, balcony, spacious en suite/dressing room and a very contemporary glass façade over looking the private rear garden. Outside there is ample parking with gated access to the side leading to the generous garage. Just 8 miles from Market Rasen and short drive to the City of Lincoln this stunning family home is available to buy with no chain and viewings are available by appointment, please contact us to book.

Entrance Hall

Lounge 20'5" x 11'4" (6.23m x 3.46m)



Bedroom One 16'9" x 11'11" (5.12m x 3.65m)



Additional Photographs

Kitchen 16'1" x 14'9" (4.91m x 4.51m)



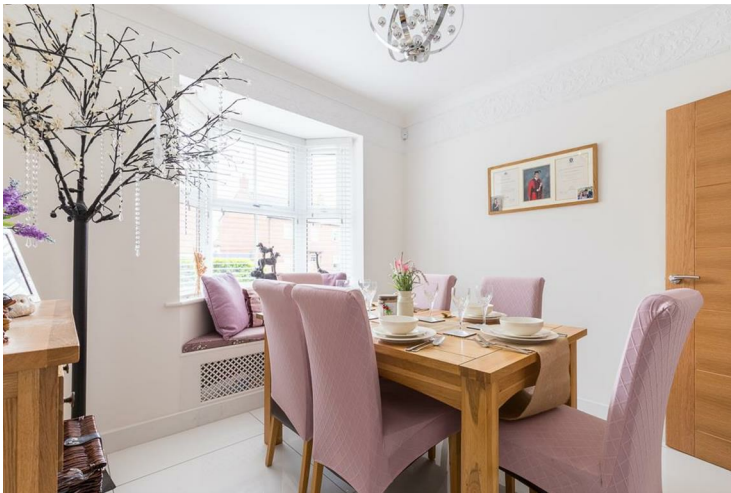
Additional Photographs

Sitting Room 16'10" x 12'1" (5.14m x 3.69m)



Dressing Room En Suite 11'5" x 9'2" (3.50m x 2.80m)

Dining Room 9'8" x 9'8" (2.97m x 2.95m)



Downstairs W.C.

First Floor Landing

Bedroom Two 11'5" x 10'11" (3.50m x 3.34m)



Bedroom Four 9'9" x 7'11" (2.99m x 2.42m)



En Suite 5'2" x 4'6" (1.58m x 1.39m)



Family Bathroom 9'10" x 7'2" (3.00m x 2.19m)



Bedroom Three 12'11" x 9'9" (3.96m x 2.99m)



Outside



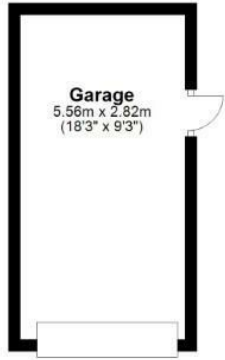
Additional Photographs



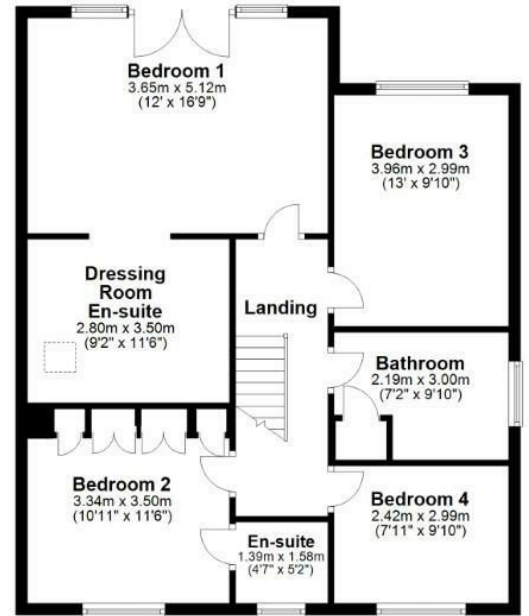
Garage 18'2" x 9'3" (5.56m x 2.82m)

Floor Plan

Ground Floor
Approx. 98.5 sq. metres (1060.3 sq. feet)



First Floor
Approx. 78.7 sq. metres (846.6 sq. feet)



Total area: approx. 177.2 sq. metres (1907.0 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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