



CAENBY ROAD, GLENTHAM, MARKET RASEN, LN8
ASKING PRICE £455,000



We are delighted to offer for sale this exclusive detached house situated in the Lincolnshire Village of Glentham.

Glentham is a small village with easy access to Lincoln, for motorway access and Market Rasen being the nearest market town for all local amenities. Situated on a small exclusive development, Plot 4 stands proud on a generous plot. This spacious 4 bedroom executive family home will not disappoint! Finished to a high standard, fitted with modern fixtures and fittings throughout, including the latest media plates with 'Cat 5' cabling, BT fibre connections and a state of the art air source heat pump providing under floor heating to the ground floor and radiators to the first floor. There is ample off road parking and a detached double garage, front and rear garden with reaching views across the Lincolnshire Wolds.

Viewing is highly recommended to appreciate all this property has to offer!



Location

The development is nestled within the Lincolnshire village of Glentham, a spot that not only offers fantastic views of open countryside, but within a short distance from the famous Caenby Corner, connecting the M180 to Lincoln and the A46. The village of Glentham is a great commuters location, 6 miles West of Market Rasen and 14 miles North of Lincoln. A short drive East towards the coast leads to the stunning Lincolnshire Wolds which is classified as an area of outstanding natural beauty.

It is well serviced with a wealth of amenities, including a village convenience store, a fuel station, an outreach Post Office, a public house, a garden centre and restaurant and a Grade 1 listed St Peters church dating back from the 13th century. As well as a very active village hall running events such as pub nights and takeaway nights. There is also a holiday park "Glentham Grange" exclusive for adults only, which is surrounded by farmland with stunning views of the Lincolnshire Wolds and open 365 days of the year.

Entrance Hall

Enter the property through a composite part glass panelled door into a spacious welcoming hall with recessed ceiling spot lights and solid wood door leading to all main ground floor rooms. A return staircase is a focal feature and leads to the first floor landing, a useful under stair storage cupboard houses the controls for the underfloor heating from the Air Source and provides space for storage.

Living Room

21'00" x 12'08"

A generous room with a uPVC window to the front aspect, recessed spot lights and 'French' style doors with glazed side panels leads onto the rear garden.

Open Plan Kitchen Diner Lounge

20'11" x 15'07"max

A fantastic open plan space ideal for entertaining. The kitchen area faces the front of the property with a uPVC window with a resin 1 1/2 bowl sink and drainer with mixer taps, the area is fitted with a comprehensive range of modern wall and base units with contrasting worktops and an integrated dishwasher, fridge and separate freezer, there is a double oven and a four plate induction hob with extractor fan above. A breakfast bar divides the area and there are recessed spot lights to the ceiling. The middle of the room provides space for a formal dining table with a picture full length uPVC window and space for a sofa, with uPVC 'French' style patio doors with glazed side panels overlooking the rear garden.

Utility Room

7'09" x 9'01"

Fitted with a range of base units with plumbing for a washing machine and space for a condensing tumble dryer, there is a stainless steel sink with mixer taps and recessed spot lights. A composite door leads directly into the garden.

Ground Floor W.C

Fitted with a white W.C and a vanity basin with storage drawers under and recessed ceiling spot lights.

First Floor Landing

A spacious galleried landing with a uPVC double glazed window to the front aspect, a useful storage cupboard, recessed spotlights to the ceiling and solid wooden doors to all first floor rooms. There is also access to the loft hatch.

Bedroom 1

12'11" x 12'11"

A generous bedroom with a radiator and a uPVC double glazed window to the front aspect and ceiling spot lights . A door leads to the en suite.

En Suite Shower Room

7'10" x 5'00"

Fitted with a double shower cubicle with tiled enclosure and rain fall shower head with separate attachment, a W.C and a wash basin with vanity drawers under. There is a tall heated towel rail, a uPVC double glazed frosted window and recessed ceiling spotlights.

Bedroom 2

11'06" x 11'08"

With a radiator, recessed ceiling spot lights and a uPVC double glazed window to the rear aspect enjoying open views across the Lincolnshire Wolds.

Bedroom 3

9'00" x 15'01"

Having a uPVC double glazed window to the front aspect, radiator and recessed spot lights.

Bedroom 4

7'10" x 10'08"

Having a uPVC double glazed window to the rear aspect, radiator and recessed spot lights.

Family Bathroom

7'10" x 9'00"

Fitted with a four piece white bathroom suite comprising a bath, shower cubicle with rainfall shower head and separate hose attachment and tiled enclosure, there is a W.C and a wash basin with vanity drawers under.

Detached Double Garage

A double detached garage with full width sectional door with motor, there is power and lighting and loft eaves storage, a side pedestrian door leads to the rear garden.

Front Garden

The front garden is open plan and mainly laid to lawn with a path to the front door and a double block paved driveway leading to the garage providing ample off road parking. A pathway follows to the side of the property to a fence with timber pedestrian gate leading to the rear garden.

Services

Mains electricity, drainage, water and BT are understood to be connected. Heating and hot water is via a state of the art air source heat pump combined with underfloor heating to the ground floor and radiators to the first floor. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Brochure Prepared

December 2023

Viewings

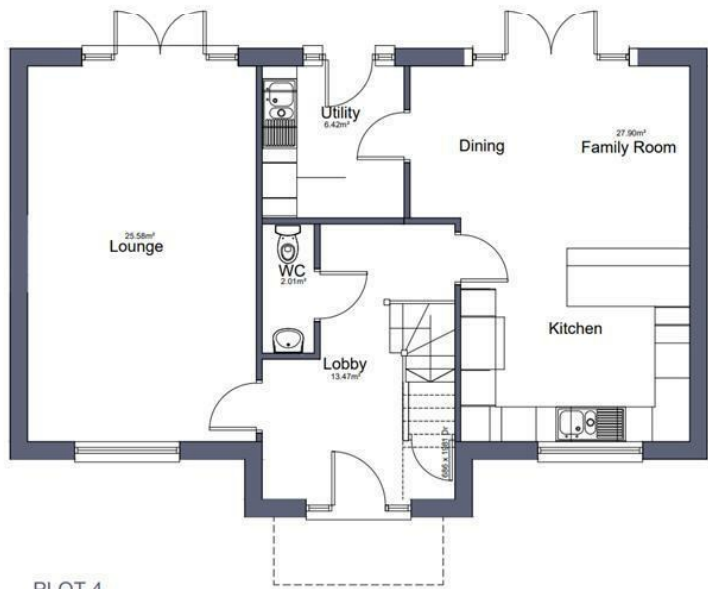
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

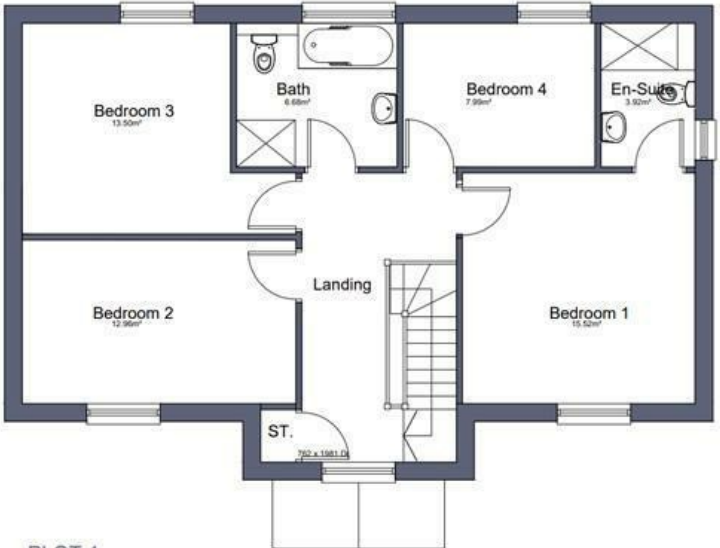
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm





PLOT 4



PLOT 4

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		82	
(69-80) C			
(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	



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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