



Plot 6 Caenby Road, Glentham, LN8 2EZ
Guide Price £299,995

We are delighted to offer for sale this exclusive three bed semi detached house situated in the Lincolnshire Village of Glentham tastefully designed to benefit from desirable open plan living,

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 6 is a spacious three bed semi-detached family home 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 off road parking and a single 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 Glenthams, 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 Glenthams 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 "Glenthams 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 Lobby 6'4" x 4'3" (1.94 x 1.32)

Enter the property through a composite part glass panelled door into a spacious welcoming hall with staircase to first floor accommodation, recessed spotlights to the ceiling consumer unit, heatmiser controls and a solid wooden door to:

Open Plan Kitchen Diner Lounge 14'0" (max) x 27'7" (max) (4.27 (max) x 8.43 (max))



A fantastic open plan space ideal for entertaining with recessed spot lights to the ceiling throughout.

The kitchen area faces the front of the property with a uPVC window and is fitted with a comprehensive range of modern grey wall and base units with contrasting light grey worktops with a resin 1 1/2 bowl sink and drainer with mixer taps and an integrated slimline dishwasher, fridge freezer and a CDA electric oven, grill and a four plate induction hob with extractor fan above.

The middle of the room provides space for a formal dining table with a picture full length uPVC window to side aspect and living space with TV point and under stair storage cupboard and uPVC 'French' style patio doors with glazed side panels overlooking the rear garden.

Cloak Room



With W.C., modern vanity unit mounted wash hand basin, extractor and recessed spotlights to the ceiling.

First Floor Landing

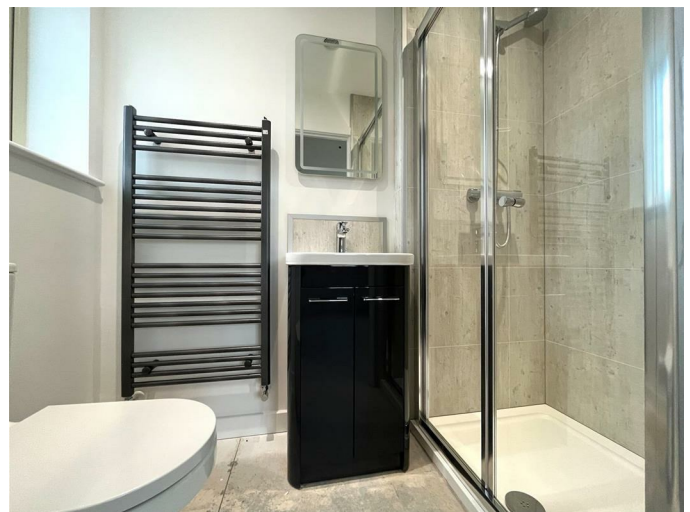
A spacious galleried landing with solid wooden doors to all first floor rooms. There is also access to the loft hatch, radiator and recessed spotlights to the ceiling.

Bedroom One 14'0" x 9'0" (4.278 x 2.765)



A generous bedroom with a radiator and a uPVC double glazed window to the rear aspect, ceiling spot lights and a TV point. A door leads to the en-suite.

En-Suite



Fitted with a double shower cubicle with glass screen and tiled enclosure, a W.C and a grey vanity unit mounted wash hand basin with a mixer tap and grey wood effect

splashbacks. There is a tall grey heated towel rail, extractor fan and recessed ceiling spotlights.

Bedroom Two 17'9" x 8'11" (5.42 x 2.73)



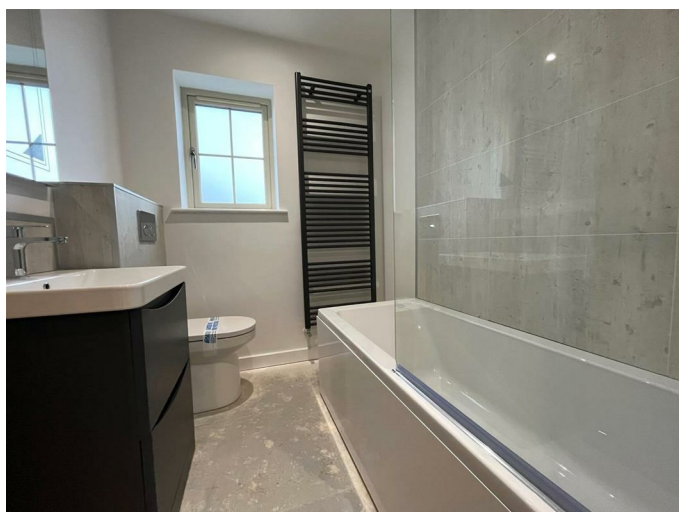
With a radiator, TV point, recessed ceiling spot lights, uPVC double glazed window to the front aspect and velux window to the rear aspect.

Bedroom Three 7'4" x 14'0" (max) (2.25 x 4.277 (max))



With a radiator, TV point, recessed ceiling spot lights, and uPVC double glazed window to the front aspect.

Family Bathroom 7'3" x 5'10" (2.21 x 1.8)



Modern suite with part tiled walls and consisting of a bath with shower over and glass screen, W.C. grey vanity unit mounted wash hand basin with a mixer tap, splashbacks and light up mirror above. There is a tall grey heated

towel rail, extractor fan, recessed ceiling spotlights and uPVC double glazed privacy window to the side aspect.

Garage 21'3" x 9'1" (6.5 x 2.78)



With full width sectional door with motor, there is power and lighting and a back pedestrian door which leads to the rear garden.

Front Garden

Mainly laid to lawn with a double block paved driveway providing off road parking. A stone pathway follows to the side of the property to a fence with timber pedestrian gate leading to the rear garden.

Rear Garden



Mainly laid to lawn with timber fence surround and stone paving patio around the house. There is also power sockets, down lighting, outside tap and Samsung air source heat pump.

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

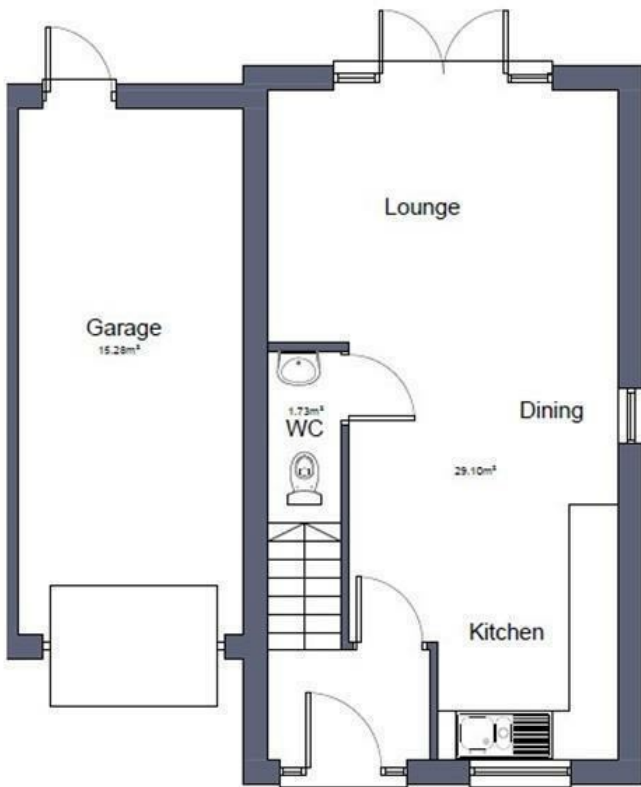
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

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

Saturday 9:00am to 1:00pm

Floor Plan



PLOT 6

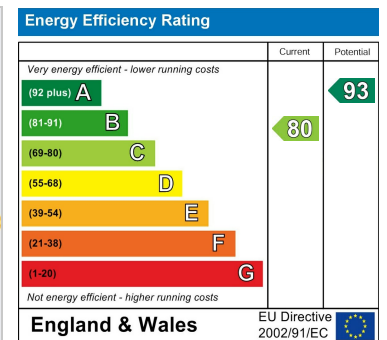


PLOT 6

Area Map



Energy Efficiency Graph



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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