



TREE VIEW BRIGG ROAD

MARKET RASEN, LN7 6JA

£299,950
FREEHOLD

Nestled in the picturesque setting of Moortown, conveniently located inbetween Caistor and Market Rasen, this spacious bungalow offers a delightful retreat for those seeking comfort and style.



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Full Description

Welcome to Tree View. As you step inside via the Entrance Porch and into the Hallway, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day. The property boasts three generously sized bedrooms, ensuring plenty of space for the whole family. The modern family bathroom adds a touch of luxury to this lovely home.

The heart of the home lies in the large lounge, which seamlessly connects via double doors to a dining room or snug, creating a versatile living space. Double doors open up to the rear garden, inviting natural light to fill the room.

The modern breakfast kitchen offers ample work space and a vast range of fitted units, complete with a door leading to the large integral garage and a convenient utility area. Imagine whipping up delicious meals while enjoying garden views.

Outside, the property features wraparound private gardens with a paved patio, perfect for al fresco dining or simply basking in the sun. With parking space for numerous vehicles provided by the large driveway to the front aspect, allowing ease of access for a variety of vehicles/caravan/motorhome.

This charming bungalow offers well proportioned family living with a well flowing floorplan, making it a perfect place to call home. Don't miss the opportunity to make this property your own and enjoy the tranquillity it has to offer.

ENTRANCE PORCH

A bright and airy Entrance Porch, ideal for cloaks and boot storage with door leading to:

INNER HALL

The spacious Inner Hall flows to all principal rooms and also offers a useful airing cupboard and loft access hatch.

LOUNGE

This beautifully proportioned Reception Room is currently utilised as a Lounge Diner with more than ample space for entertaining - this fantastic sized Family Room may easily accommodate comfy sofas, armchairs tables, chairs and media outlets with a window to the front. A door leads to the Kitchen and the double doors open onto:

DINING ROOM

French style doors to the rear awash this cosy second Reception Room with natural light. Currently utilised as a Snug/Games Room, this useful space may be also used as separate Dining Room or Garden Room if desired.

KITCHEN

The traditional style kitchen has a great range of fitted units with a contrasting wood effect work surface over and complimenting units to eye level. An inset sink unit sits beneath a large window to the rear, a cooker point with concealed extractor above, space for dishwasher and space for American style fridge freezer. There is also a handy side access door to the gardens and an integral door to the Garage, which is also cleverly utilised as a Utility/Laundry Area.

BEDROOM ONE

The Master Bedroom provides ample space for a super kingsize bed and bedroom furniture with window to the front.

FAMILY BATHROOM

The modern Family Bathroom services the Three Bedrooms with ease, offering a panelled bath with side splashscreen, gloss tiled upstands and 'Triton' electric shower over, vanity wash hand basin with contemporary mixer tap and tiled upstand, contemporary towel rail radiator and WC.

BEDROOM TWO

A spacious bedroom with ample room for a double bed and bedroom furniture with window to the rear.

BEDROOM THREE

The final bedroom also offers room for a double bed and bedroom furniture with window to the rear.

OUTSIDE

To the front, there is a massive driveway providing generous off road parking with ease for numerous vehicles and would also easily house a caravan/campervan if required. Side pathways leads around the property and onto the wonderfully enclosed and private rear gardens, south easterly in position and set to established lawns with a paved patio area and garden shed/greenhouse area to the far corner - an ideal space for children and pets as well as

providing a peaceful spot to soak up the sun and enjoy summer BBQs.

INTEGRAL GARAGE

The larger than average Integral Garage has an up and over door to the front, window to the side, radiator and also houses floor standing oil fired central heating boiler. There are useful fitted worksurfaces with spaces for tumble dryer, washing machine and freezer beneath or adjacent as well.

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ADDITIONAL INFORMATION

Local Authority – West Lindsey District Council

Council Tax – Band C

Viewings – By Appointment Only

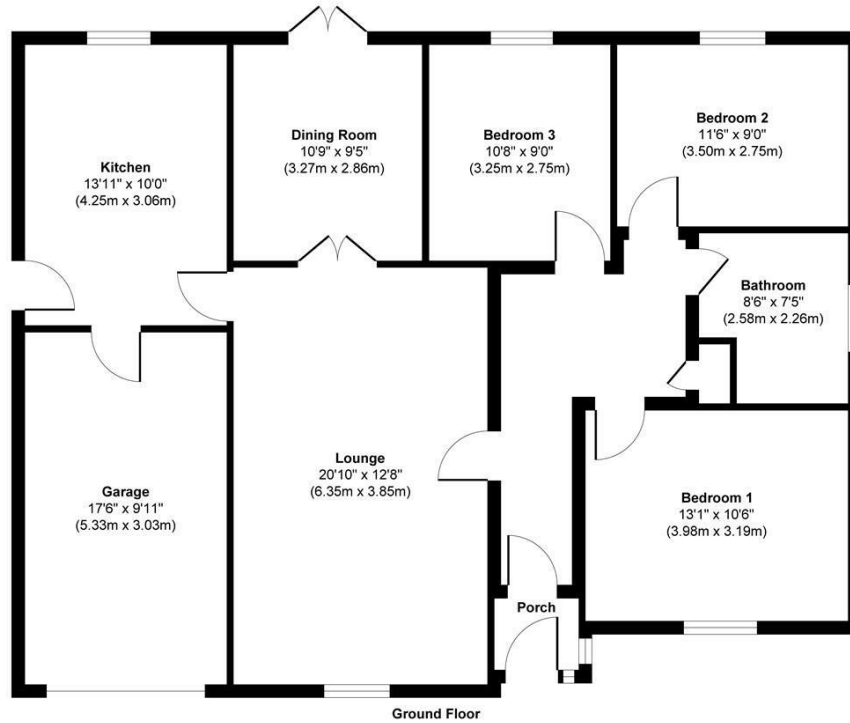
Floor Area – 1151.00 sq ft

Tenure – Freehold





Brigg Road, Moortown



Approx. Gross Internal Floor Area 1253 sq. ft / 116.49 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		65	
(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	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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