

## BURNSIDE BRIGG ROAD

MARKET RASEN, LN7 6JA

£500,000  
FREEHOLD

Welcome to 'Burnside' - This captivating 4-bedroom contemporary bungalow is nestled within the coveted Moortown Village, just a stone's throw away from the quaint market town of Market Rasen.



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# BURNSIDE BRIGG ROAD

## Full Description

This captivating 4-bedroom contemporary bungalow is nestled within the coveted Moortown Village, just a stone's throw away from the quaint market town of Market Rasen.

Commanding a substantial plot, this residence boasts abundant space for outdoor leisure and gatherings, all while being treated to picturesque panoramic vistas. Meticulously planned and executed, the bungalow exudes a standard of craftsmanship that stands tall. The commodious and modern living spaces cater seamlessly to a contemporary family lifestyle.

The open-concept living area is bathed in natural light, creating an inviting and expansive ambiance. The chic kitchen is adorned with a selection of top-tier integrated appliances, capacious storage solutions, and a convenient breakfast bar. The living area is a masterpiece of design, characterized by expansive windows and tri-fold doors that infuse the room with sunlight and frame breath-taking countryside views. These tri-fold doors gracefully lead out to a capacious outdoor patio, the perfect backdrop for al fresco dining and hosting soirées.

This residence boasts four generously proportioned bedrooms, each treated with the same exquisite attention to detail that defines the rest of the abode. The master suite stands as a testament to luxury, with an en-suite bathroom and a walk-in wardrobe furnished with high-end wardrobes.

Meanwhile, the remaining bedrooms share access to a modern family bathroom, ensuring convenience and comfort for all occupants.

The property also benefits from the added bonus of recently upgraded super-fast broadband with the current provider offering speeds of 500mbps - ideal for working from home.

Externally, the property maintains its allure. The expansive plot offers copious room for outdoor enjoyment and festivities, adorned with a

well-manicured lawn, mature trees, and ornamental shrubbery. A personal driveway is also a notable feature, providing parking space for multiple vehicles.

**ENTRANCE HALL**

**OPEN PLAN LIVING DINING KITCHEN**

**LOUNGE**

**UTILITY ROOM**

**WC**

**SITTING ROOM**

**MASTER BEDROOM**

**DRESSING ROOM**

**MASTER BATHROOM SUITE**

**BEDROOM TWO**

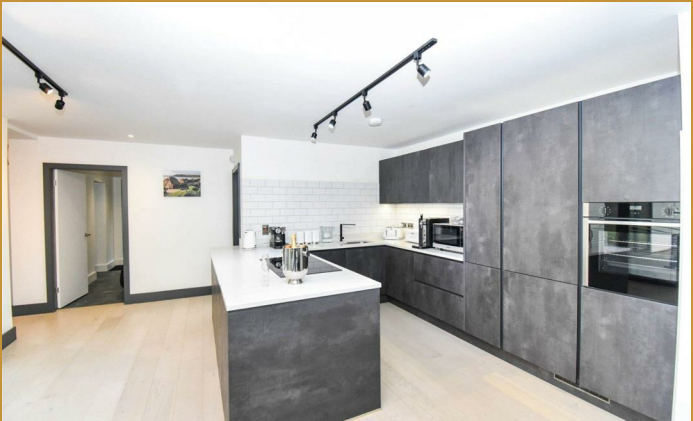
**BEDROOM THREE**

**BEDROOM FOUR**

**FAMILY BATHROOM**

**EXTERNALLY**

The rear garden is generous in its size with a large patio area and enjoys a nice private disposition. The is also an opportunity to acquire a further 1 acre (approx) of land of the back of the garden



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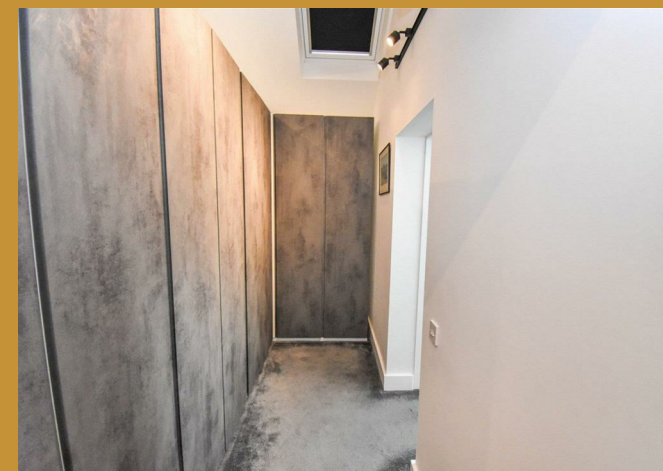
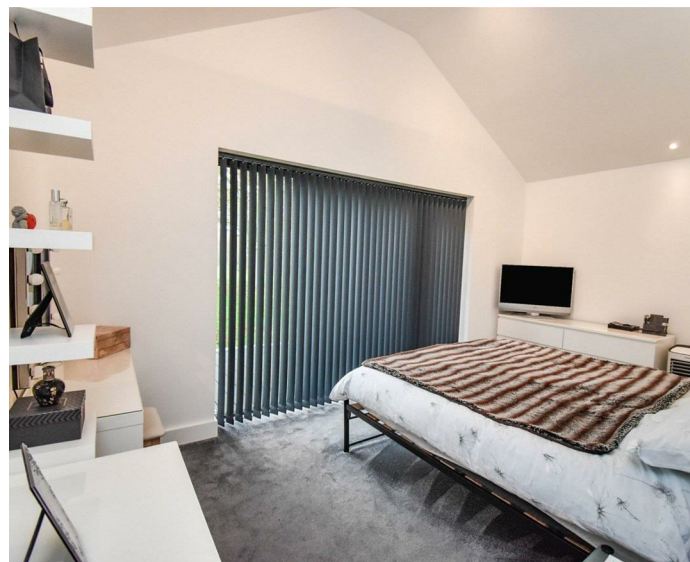
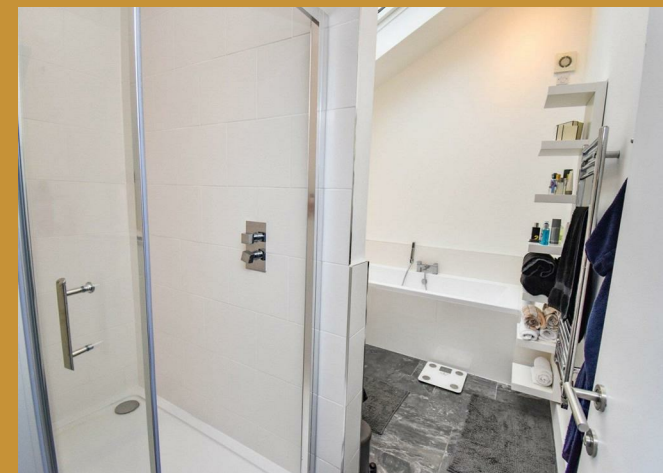




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## ADDITIONAL INFORMATION

Local Authority –  
Council Tax – Band  
Viewings – By Appointment Only  
Floor Area – sq ft  
Tenure – Freehold





### Floor Plan

Floor area 191.7 sq.m. (2063 sq.ft.) approx

Total floor area 191.7 sq.m. (2063 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	<b>69</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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