



3 CHANTREY PARK

MARKET RASEN, LN8 3ZF

£300,000
FREEHOLD

Immaculate Four Bedroom Detached Home with Stunning Open-Plan Living & Double Garage – Ready to Move Straight Into!

If you're searching for modern living, spacious rooms and stylish finishes, this impressive four-bedroom detached home in Market Rasen delivers it all — and more...



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Description

Welcome to Chantrey Park - with a 'one of its kind' home design, this stunning modern four bedroom detached home is spacious, stylish & perfect for family living!

Positioned in a sought-after residential area of Market Rasen, this beautifully presented home offers the perfect blend of additional upgrades by the present owner with everyday comfortable living and practicality.

Step inside and be greeted by a welcoming entrance hall leading to a generously sized bay-fronted lounge, providing a light and airy space to relax and unwind.

The heart of the home is undoubtedly the impressive open-plan living dining kitchen, a fantastic space for both everyday life and entertaining, complete with sleek modern units, a comprehensive range of integral appliances, and bi-folding doors that open out to the garden, seamlessly blending indoor and outdoor living. Practicality has been thoughtfully considered, with a useful ground floor WC and a separate utility/laundry room, helping to keep day-to-day life running smoothly.

Upstairs, you'll find four well-proportioned bedrooms, including a luxurious principal bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Outside, the property enjoys a good-sized, enclosed rear garden, perfect for children, pets and

entertaining. Beyond the garden, there is allocated parking and a detached double garage, offering excellent storage and secure parking.

This property offers modern comforts and versatile spaces, making it the ideal home for those seeking a contemporary, low-maintenance lifestyle in a popular market town setting.

Entrance Hall

Entering through a composite doorway, the spacious hallway provides access to all principal ground floor rooms, finished with LVT flooring and with staircase rising to the first floor.

Lounge

A bright and welcoming reception room with bay window to the front, further window to the side and ample space for comfy sofas, armchairs and media outlets.

Living Dining Kitchen

A fantastic family area that acts as the impressive hub of the home! With a cosy snug living area and bifolds that open up onto the gardens that seamlessly flows onto the large dining area, with ample space for a large table and chairs, perfect for entertaining.

The Kitchen area is well equipped for modern life and features a fantastic range of fitted storage units to eye and base level with contrasting worksurfaces and upstands over, further complimented by a quality range of integral appliances; electric fan oven and grill, microwave, fridge, freezer, dishwasher and four ring gas hob with upstand and

extractor hood over. The inset sink unit is set beneath a window to the rear with LVT flooring throughout the space. Door to:

Utility/Laundry Room

A useful addition to this modern yet practical home - with space for washing machine and tumble dryer, extractor, fitted base unit with contrasting worksurface and upstand over and window to the side.

WC

With vanity wash hand basin, frosted window to the front and WC.

First Floor Landing

Leading to the the first floor rooms and providing access to the ceiling loft hatch and a handy storage/airing cupboard.

Bedroom One

With window to the rear, this well proportioned double bedrooms also offers built in wardrobes with sliding mirrored doors and enjoys its own ensuite shower-room.

Ensuite

Beautifully finished with vanity wash hand basin and beauty lift vanity mirror above, WC, towel rail radiator, frosted window to the side elevation and large walk in shower cubicle with sliding door, direct feed shower and tiling to walls.

Bedroom Two

The second bedroom enjoys a window to the front and is currently utilised with a useful study space as well, perfect for working from home.

Bedroom Three

Currently utilised as the nursery, this double room has a window to the front.

Bedroom Four

Purposed as a dressing room, the final bedroom has a window to the rear.

Family Bathroom

Servicing the home with luxurious ease, the family bathroom benefits from a panelled bath with side splashscreen and direct feed shower over, WC and vanity wash hand basin with beauty lit mirror above, frosted window to the side, extractor and neutral tiling to splashbacks.

Outside

Set to a well sized plot, the front garden is set to lawn with flowerbed borders, courtesy pathways and side pedestrian gate.

The rear garden is a real sun trap with a fantastic extended patio area that stretches along the rear aspect making the full use of the bi-folding doors from the open plan living kitchen area and with a pathway through the formal lawns that are edged by well stocked flowering borders. A rear pedestrian gate allows for ease of access to the rear allocated parking area and a useful courtesy door leads into the Double Garage,

Double Garage

With two individual up and over doors, power, lighting and useful courtesy door opening into the rear garden - with allocated parking space adjacent as well for ease of access

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ADDITIONAL INFORMATION

Local Authority – West Lindsey

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1327.00 sq ft

Tenure – Freehold



Bedrooms: 4
Floor Area: 1,367 ft² / 127 m²
Plot Area: 0.08 acres
Council Tax: Band D
Annual Estimate: £2,280
Title Number: LL417601
UPRN: 10095383630

Local Area

Local Authority: Lincolnshire
Conservation Area: No
Flood Risk:
• Rivers & Seas
• Surface Water

Very low
Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s
56 mb/s
1800 mb/s



Mobile Coverage:
(based on calls indoors)

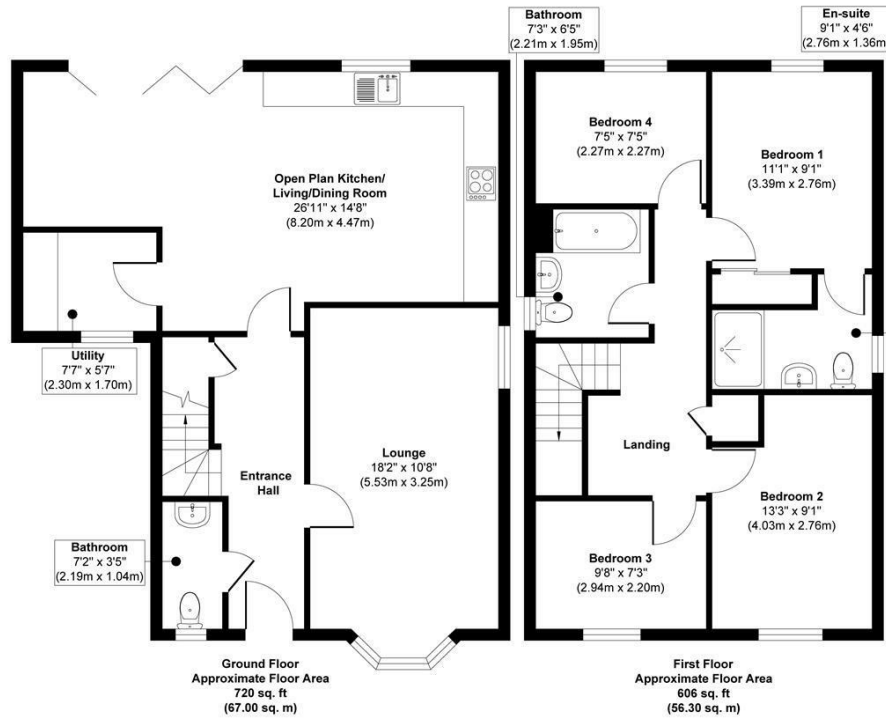


Satellite/Fibre TV Availability:





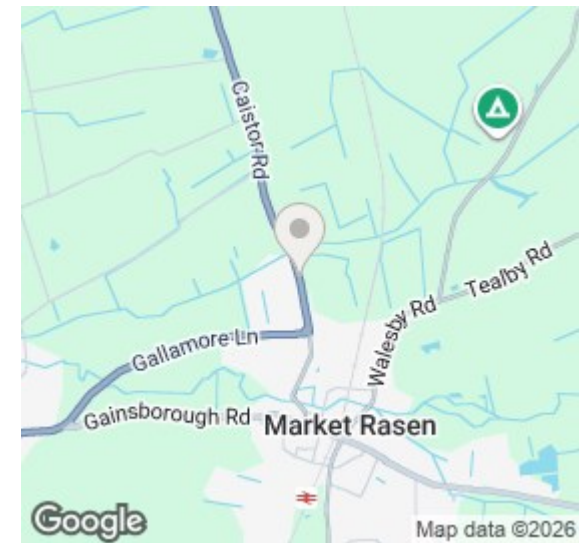
Chantrey Park, Market Rasen



Approx. Gross Internal Floor Area 1326 sq. ft / 123.30 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		93
(81-91) B	84	
(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	

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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