

Yew Trees Panton Road, Hatton Market Rasen LN8 5QG

william h brown



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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important matters before exchange of contracts.

House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

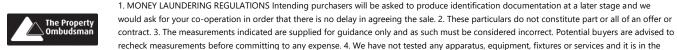
buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is

his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other

available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable

production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that

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Property Ref: LCR118721 - 0004 welcome to Yew Trees Panton Road, Hatton Market Rasen AMPLE DRIVEWAY PARKING & DOUBLE

- BEING OFFERED WITH NO ONWARD CHAIN
- MAGNIFICENT FOUR BEDROOM DETACHED FAMILY HOME, BOASTING 2474 SQFT OF FLOOR SPACE
- SITUATED WITHIN 0.5 ACRE (STS) PLOT

£645,000



Entrance Hall Cloakroom Lounge 18' 1" x 17' 7" (5.51m x 5.36m) **Dining Room** 14' 9" x 13' 8" (4.50m x 4.17m) **Kitchen/Diner** 27' 7" max x 10' 10" max (8.41m max x 3.30m max) Sun Room

13' x 7' 5" (3.96m x 2.26m) **Utility Room** 9' 5" x 8' 6" (2.87m x 2.59m) **First Floor Landing** Master Bedroom 15' 6" x 14' 9" (4.72m x 4.50m) **En-Suite One Bedroom Two** 14' max x 12' max (4.27m max x 3.66m max) **En-Suite Two**



EXCEPTIONAL COUNTRYSIDE VIEWS TO

Bedroom Three 14' 2" x 8' 10" (4.32m x 2.69m) **Bedroom Four** 14' 10" x 8' 2" (4.52m x 2.49m) Bathroom Front Exterior Rear Garden **Double Garage** 20' 1" x 19' 8" (6.12m x 5.99m) **Brick Store** Agents Note

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01522 534 771

GARAGE

THE REAR

Council Tax Band: E

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