



**Chantrey Park, Caistor Road, Market
Rasen**

0275 000


MARTIN&CO

Chantrey Park, Caistor Road, Market Rasen

House - Detached
3 Bedrooms, 3 Bathroom

£375,000

Date Available:

Deposit:

- 2023 Highfield House Build with NHBC Cover
- Chestnut Homes Chantrey Park Development
- Enjoying a Generous Plot
- Single Garage and Further Outbuildings
- Fully Fitted Kitchen with Appliances
- Primary Bedroom with Ensuite
- Ground Floor Study
- Approximately 10 Minute Walk to Town Centre
- Service Charge - £198.83PA
- Tenure - Freehold / Council Tax Band - C / EPC Rating - B

Three bedroom detached family home occupying a larger than average plot within the Chestnut Homes development of Chantrey Park. This 2023, Highfield House build, still has approximately 8 years left of NHBC cover and offers spacious flexible living inside and out. Viewings are highly recommended.



Three bedroom detached family home occupying a larger than average plot within the Chestnut Homes development of Chantry Park. This 2023, Highfield House build, still has approximately 8 years left of NHBC cover and offers spacious flexible living inside and out. Viewings are highly recommended. Comprising internally of an entrance hall with cloakroom, study, living room and spacious kitchen diner, three bedrooms, primary offering an ensuite plus a family bathroom. Generous edge of development plot with landscaped gardens, driveway parking and a single garage.

Market Rasen is a well served market town in the Lincolnshire Wolds offering a variety of local amenities, road and rail links plus a regular bus service in and out of the town centre. With its cobbled market square, this popular town benefits from a primary and secondary school, health care providers, public houses, retail outlets and more. Market Rasen is also well known for its local racecourse and golf club with its picturesque 18 hole heathland course.

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Entrance Hall
Composite front door, carpet flooring, pendant fitting, radiator and stairs rising to the first floor with storage space below.

Cloakroom
5'11" x 3'5"
Concealed cistern WC with vanity storage and a wall mounted wash basin, side PVC window, vinyl flooring, radiator and a light fitting. Mains consumer unit is wall mounted.

Living Room
17'9" x 10'1"
PVC window to the front with PVC French doors to the rear leading out to the garden, carpet flooring, digital thermostatic control, two pendant fittings, radiator and an electric feature fireplace.

Study
7'1" x 6'11"
PVC window to the front, carpet flooring, pendant fitting and a radiator.

Kitchen Diner
16'8" x 13'10" (max measurements).
Base and eye level units with laminated work surfaces and matching upstand, inset stainless steel sink and drainer. Fully fitted with a range of appliances to include an oven, gas hob with extractor over plus an integrated microwave, dishwasher, fridge and freezer. To the side of the kitchen is a utility area offering space and plumbing for the washing machine, additional base storage, enclosed Baxi combination boiler and a laminated work surface. Vinyl flooring, spot lit ceiling, two radiators, PVC windows to the side with two sets of PVC French doors leading to the side and rear aspects.

Stairs / Landing
Carpet flooring, PVC window to the rear, radiator, pendant fitting and access to the loft.

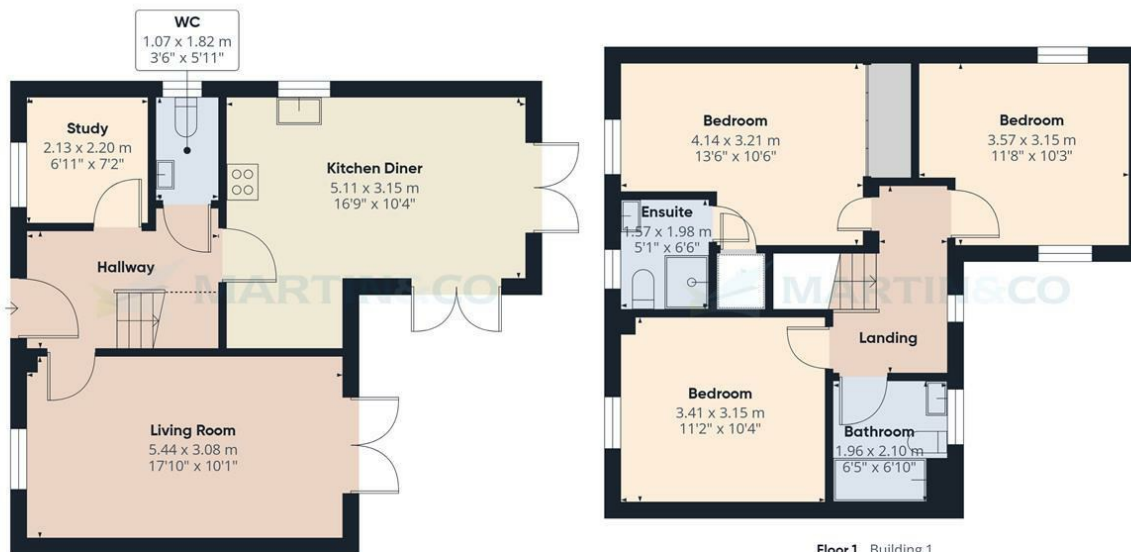
Bedroom
13'7" x 10'5" (max measurements).
PVC window to the front aspect, carpet flooring, digital thermostatic control, pendant fitting and a radiator. Fitted mirrored sliding wardrobes and a built in storage cupboard.

Ensuite
6'4" x 5'1"
Low level WC, vanity wash basin and a corner cubicle housing the thermostatic shower.
PVC window to the front, vinyl flooring, heated towel rail, light and extractor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Floor 0 Building 1

Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

109.1 m²
1173 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

