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Rase Close, Middle Rasen



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Offers Over £240,000



**\*WELL PRESENTED - DETACHED BUNGALOW\*** This splendid property offers **SPACIOUS** accommodation. Entrance hall, WC, lounge, dining room, kitchen, utility, 3 bedrooms & shower room. **GENEROUS PLOT**, gardens, driveway & garage. **NO ONWARD CHAIN**

### Key Features

- Detached Bungalow
- Spacious Accommodation
- Popular Village Location
- Entrance Hall, WC/Cloakroom
- Lounge, Dining Room, Kitchen
- 3 Bedrooms, Bathroom
- EPC rating B
- Tenure : Freehold





## Situation

Middle Rasen is a charming semi-rural village situated at the foot of The Lincolnshire Wolds. Deemed an Area of Outstanding Natural Beauty. An ideal location, sitting astride the River Rase, surrounded by beautiful rolling countryside, quiet roads and pleasant footpaths, yet is only 15 miles from the historic cathedral city of Lincoln.

## Entrance Hall

3.33m x 1.09m (10.9ft x 3.6ft)

uPVC entrance door with side panel and letter box, radiator and cloak room space on the left, a door leading to kitchen and door to lounge, sliding door to WC

## WC / Cloakroom

1.73m x 0.93m (5.7ft x 3.1ft)

Sliding door access from entrance hall, low level WC, pedestal hand wash basin,

## Lounge

3.46m x 4.92m (11.4ft x 16.1ft)

Double glazed large bay style window to front aspect, two radiators, feature fireplace and open plan arch leading to dining room

## Dining Area

Double glazed window to side aspect, and radiator, door through to kitchen

## Kitchen

4.15m x 2.96m (13.6ft x 9.7ft)

A range of fitted wall and base wooden units, composite sink and drainer, oven with 4 ring electric hob, tiled splash backs, vinyl flooring, built in under counter fridge, double built in cupboard units with shelving, one housing a Worcester boiler, a radiator, window looking into utility space

## Utility

4.04m x 1.16m (13.3ft x 3.8ft)

Single glazed wooden door leading to utility space, exposed brick wall, built in cupboard storage, plumbing for washing machine, uPVC door leading to driveway at the side, triple length double glazed window to side aspect, radiator and vinyl flooring, polycarbonate single pitched roof and cat flap.

## Hallway

0.89m x 1.75m (2.9ft x 5.7ft)

With rood void access and doors leading from dining room to shower room and 3 bedrooms with glass fan lights to allow for light from the rooms.

## Bedroom 1

3.97m x 3.49m (13ft x 11.4ft)

Double glazed window to rear aspect with garden views, radiator and fitted storage

## Bedroom 2

2.75m x 3.53m (9ft x 11.6ft)

Double glazed window to rear aspect with garden views, radiator

## Bedroom 3

2.12m x 2.57m (7ft x 8.4ft)

Double glazed window to side aspect and radiator

## Shower Room

2.1m x 1.75m (6.9ft x 5.7ft)

Low level WC, hand wash basin, large modern walk in shower, radiator and double glazed window to side aspect

## Gardens

Landscaped garden to front with lawned area, plants and gravel. The rear garden has a paved patio area leading to two lawned sections and a gravel area with planted shrubs, with a large wooden shed situated behind the garage

## Garage

up and over door, power and lighting

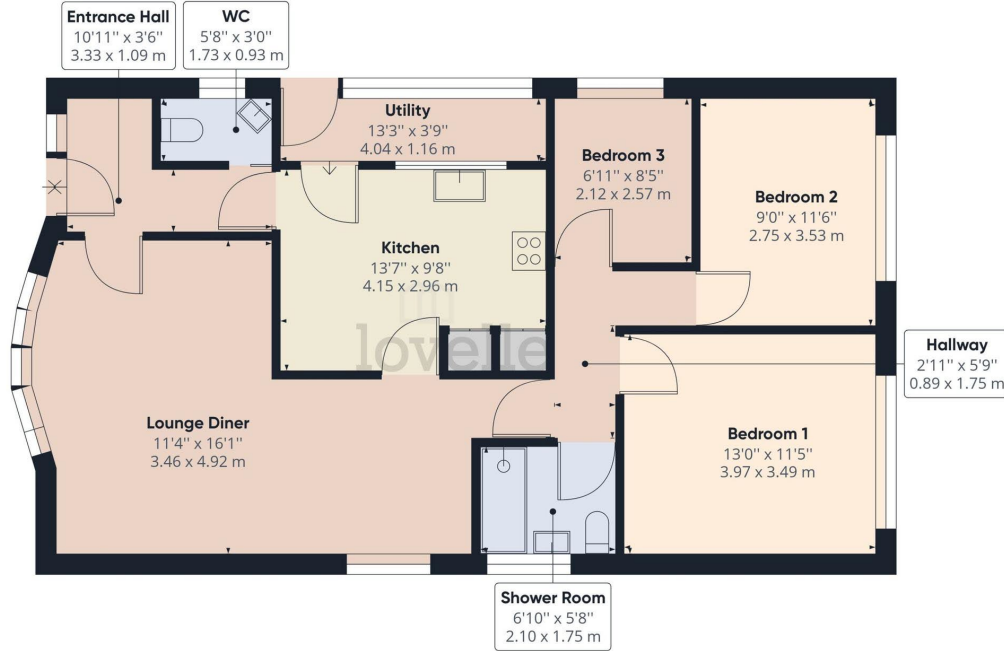
## Driveway

Slabbed and gravelled driveway, leading down the side of the property to the garage, providing ample off road parking for a number of vehicles

## Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

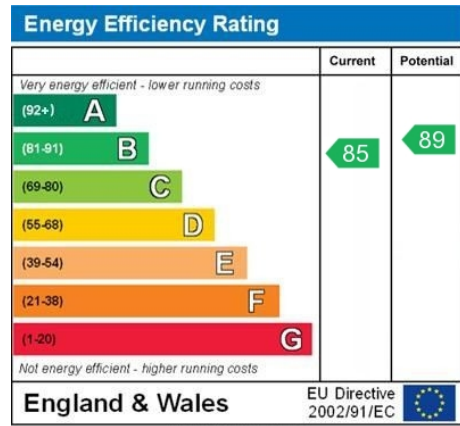
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Approximate total area<sup>(1)</sup>  
973.96 ft<sup>2</sup>  
90.48 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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