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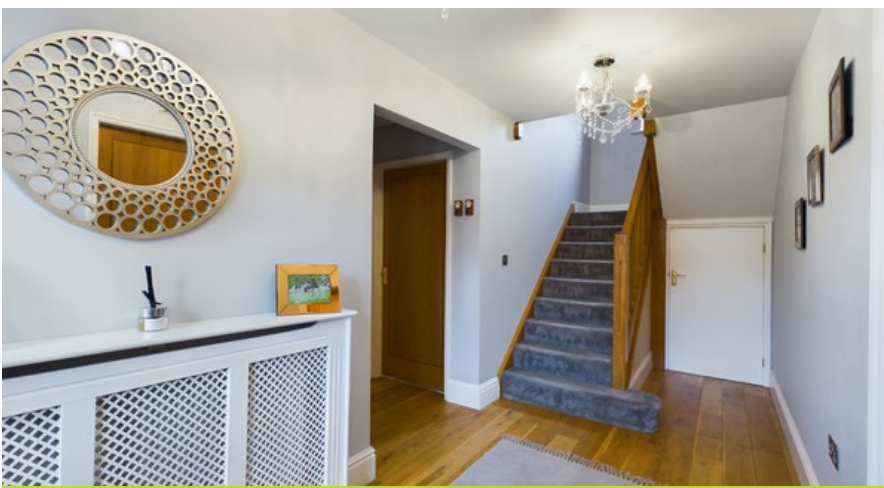


Jacksons Field, Middle Rasen

 4  3  2

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OIRO £385,000

 4  3  2

IMMACUALTELY PRESENTED SPACIOUS FAMILY HOME. Situated in a popular Residential Location comprising Entrance Hall, WC, Lounge, Kitchen, Utility, Dining Room, 4 Bedrooms, 3 Bathrooms, Generous Gardens, Garage & Driveway. VIEWING STRONGLY ADVISED TO FULLY APPRECIATE

#### Key Features

- Detached Family Home
- Immaculately Presented
- Spacious Accommodation
- Sought After Location
- Entrance Hall, WC / Cloakroom
- Lounge, Kitchen, Dining Room, Utility
- EPC rating C
- Tenure: Freehold





## Situation

Middle Rasen is a small village and civil parish in the West Lindsey district of Lincolnshire, Located about 1.5 miles west from the town of Market Rasen. There is a primary school, village shop and post office.

## Entrance Hall

1.93m x 4.97m (6'4" x 16'4")

composite front entrance door, adjoining side screens, wood flooring, radiator, stairs to first floor accommodation and storage under

## WC / Cloakroom

1.17m x 1.65m (3'10" x 5'5")

low level WC, pedestal hand wash basin, tiled splash backs, wood flooring, radiator and double glazed window to front aspect

## Lounge

3.59m x 5.91m (11'10" x 19'5")

double glazed window to front aspect, radiator, wood flooring, feature fire place with inset log burner and double glazed sliding doors to rear aspect

## Breakfast Kitchen

3.26m x 4.88m (10'8" x 16'0")

a range of fitted wall and base units, breakfast bar, space for 'Range' style cooker, ceramic sink unit, integrated dishwasher, space for 'American' fridge freezer, tiled splash backs, wood flooring, radiator, double glazed windows to rear aspect and composite side entrance door

## Dining Room

3.66m x 2.97m (12'0" x 9'8")

double glazed window to front aspect, radiator and tiled flooring

## Utility

1.64m x 2.89m (5'5" x 9'6")

a range of fitted wall and base units, wall mounted gas boiler, space and plumbing for washing machine, space for tumble dryer, stainless steel sink unit, tiled splash backs, radiator, wood flooring and double glazed window to side aspect

## Landing

3.07m x 2.21m (10'1" x 7'4")

double glazed window to front aspect and roof void access

## Bedroom 1

3.89m x 4.94m (12'10" x 16'2")

double glazed windows to side and front aspect and radiator

## Ensuite

1.00m x 2.64m (3'4" x 8'8")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, tiled flooring and double glazed window to side aspect

## Bedroom 2

3.32m x 2.94m (10'11" x 9'7")

double glazed window to front aspect and radiator

## Ensuite

1.29m x 1.94m (4'2" x 6'5")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, tiled splash backs, tiled flooring and double glazed window to front aspect

## Bedroom 3

3.63m x 2.91m (11'11" x 9'6")

double glazed window to rear aspect and radiator

## Bedroom 4

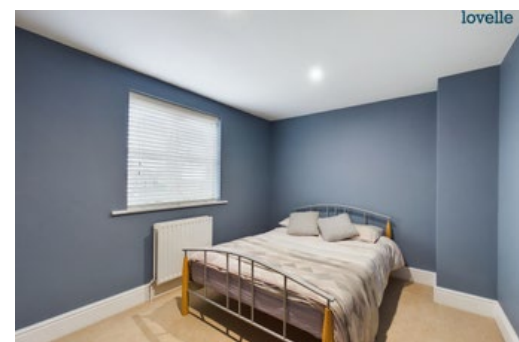
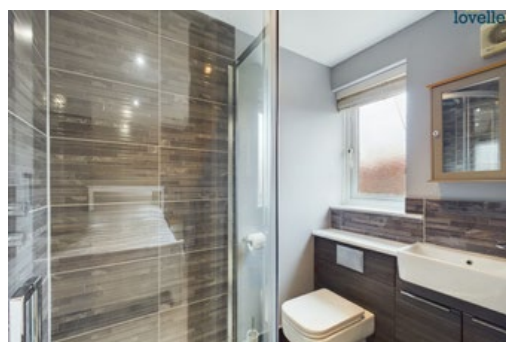
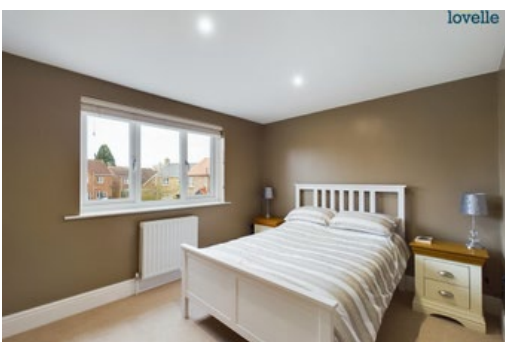
3.62m x 2.98m (11'11" x 9'10")

double glazed window to rear aspect, a range of wardrobes and radiator

## Bathroom

2.20m x 1.78m (7'2" x 5'10")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, tiled splash backs, tiled flooring, heated towel rail and double glazed window to rear aspect





## Gardens

good sized rear garden being mostly laid to lawn with paved patio area, timber shed and hot tub

## Garage

3.09m x 6.27m (10'1" x 20'7")

up and over door, power, lighting and electric vehicle charger

## Driveway

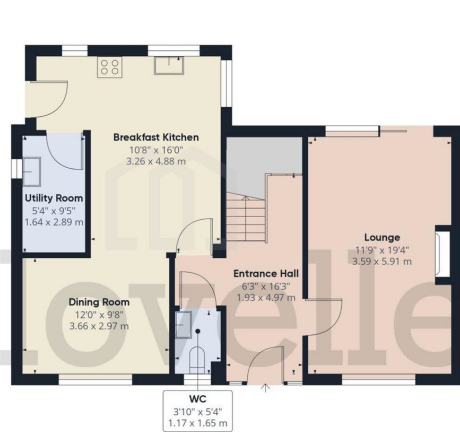
benefitting from ample off road parking for a number of vehicles

## Agents Notes

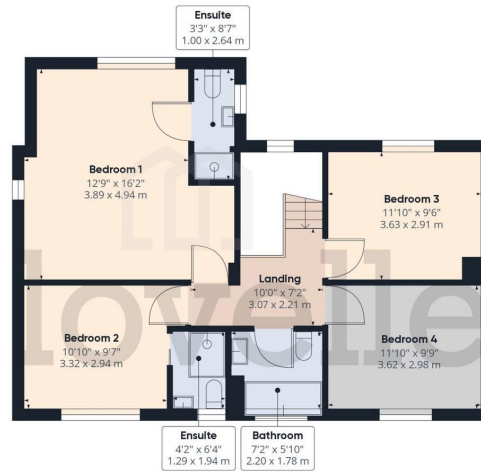
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Ground Floor Building 1



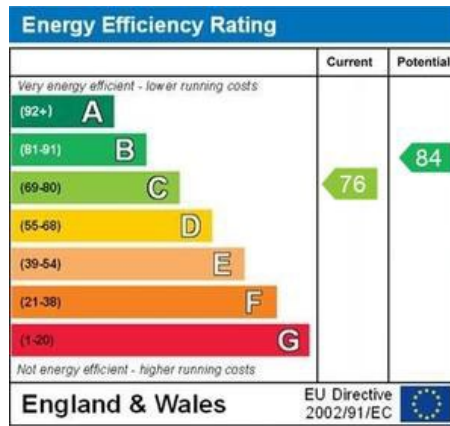
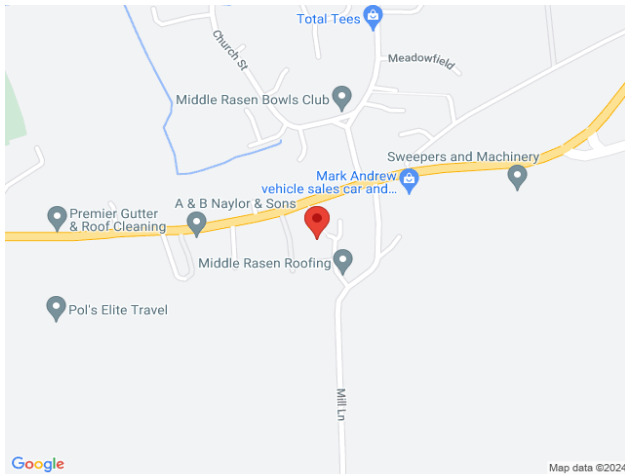
Floor 1 Building 1



Approximate total area<sup>1)</sup>  
1706.29 ft<sup>2</sup>  
158.52 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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