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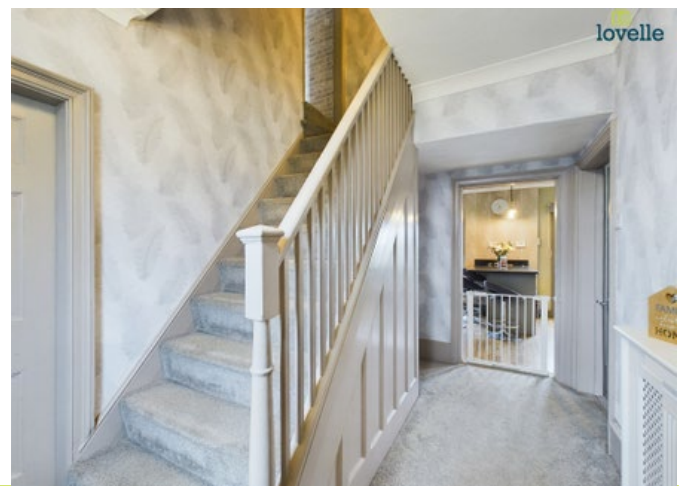


Gainsborough Road, Glentham



When it comes to  
property it must be





£ 440,000



IMMACUALTELY PRESENTED DETACHED FARMHOUSE, SAT ON APPROX 1 ACRE PLOT. This spacious family home offers flexible living accommodation comprising entrance hall, lounge, dining room, kitchen diner, garden room, 4 bedrooms, dressing room & bathroom. Generous gardens, driveway, garage, stable and home office! VIEWING ADVISED

### Key Features

- Detached Farmhouse
- Approxiamtely 1Acre Land
- Popular Village of Glentham
- Immaculately Presented
- Newly Constructed Home Office
- Outbuildings - Stable & Garage
- EPC rating F
- Tenure: Freehold





## Situation

Glenthams is a small village which lies approximately 8 miles West Of Market Rasen. Glenthams boasts amenities as a village store, a very active village hall running events such as pub nights and takeaway nights, a garage, a village hall, an outreach Post Office and a Grade 1 listed church, St Peters, dating from the 13th century. Market Rasen is a small historic Market Town which boasts bustling streets, local shops selling local produce, friendly pubs and stunning surrounding countryside. Facilities are excellent and besides the thriving shopping centre there's a police station, fire and ambulance stations, railway station, excellent schooling, doctor's surgery, good access to NHS dentists and a library. On top of all that, there's a racecourse the only one in Lincolnshire and a golf course, and a fair number of new residential developments which have brought in new residents to this pleasant corner of Lincolnshire.

## Entrance Hall

2.33m x 3.70m (7'7" x 12'1")

composite front entrance door, radiator, stairs to first floor accommodation and storage cupboard under

## Lounge

4.02m x 3.74m (13'2" x 12'4")

double glazed bay window to front aspect, radiator, laminate flooring and feature fire place with log burner inset

## Dining Room

4.05m x 3.73m (13'4" x 12'2")

double glazed bay window to front aspect, radiator and feature fire place

## Kitchen Diner

7.35m x 3.06m (24'1" x 10'0")

a range of fitted wall and base units, breakfast bar, integrated dishwasher, stainless steel sink unit, 'Range' style cooker, integrated fridge freezer, integrated washing machine, laminate flooring, radiator, 2 double glazed windows to front aspect and double glazed rear entrance door

## Garden Room

3.06m x 3.05m (10'0" x 10'0")

double glazed window to side aspect, laminate flooring and double glazed French doors

## Landing

3.25m x 0.92m (10'8" x 3'0")

radiator

## Bedroom 1

4.04m x 3.74m (13'4" x 12'4")

double glazed window to front aspect, radiator and laminate flooring

## Dressing Room

1.09m x 2.69m (3'7" x 8'10")

double glazed window to front aspect and fitted storage

## Bedroom 2

3.93m x 3.72m (12'11" x 12'2")

double glazed window to front aspect, radiator and laminate flooring

## Bedroom 3

4.04m x 3.07m (13'4" x 10'1")

double glazed window to side aspect, radiator and laminate flooring

## Bedroom 4

3.10m x 3.11m (10'2" x 10'2")

double glazed window to side aspect and radiator

## Bathroom

3.34m x 2.06m (11'0" x 6'10")

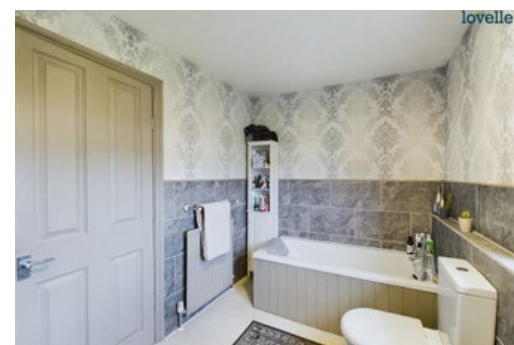
4 piece suite comprising low level WC, vanity hand wash basin, panelled bath, shower cubicle, tiled splash backs, laminate flooring, radiator and double glazed window to rear aspect

## Gardens

the property occupies generous plot with gardens to front and rear. The front garden has decorative gravelled beds. The rear garden is mostly laid to lawn with planted shrubs, trees and pond, beyond the garden is a paddock. the entire plot measures approximately 1 acre.

## Paddock

providing grazing land, fruit trees and gated access to the side giving vehicle access to the paddock





## Garage

4.35m x 2.81m (14'4" x 9'2")

timber double entrance door, power, lighting and storage

## Stable

4.52m x 3.81m (14'10" x 12'6")

power, lighting and steps up to loft area

## Home Office

3.41m x 2.36m (11'2" x 7'8")

uPVC windows to side aspect, wood flooring, power and lighting

## Driveway

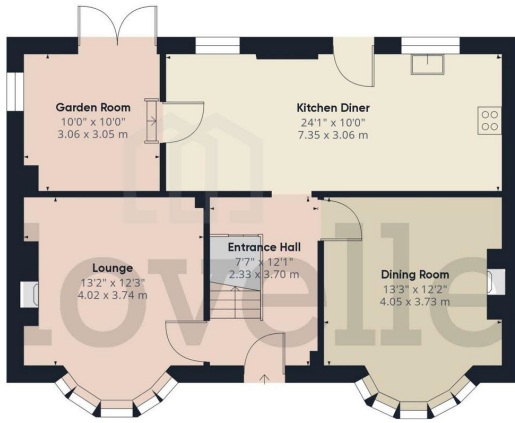
driveway providing ample off road parking for a number of vehicles

## Agents Notes

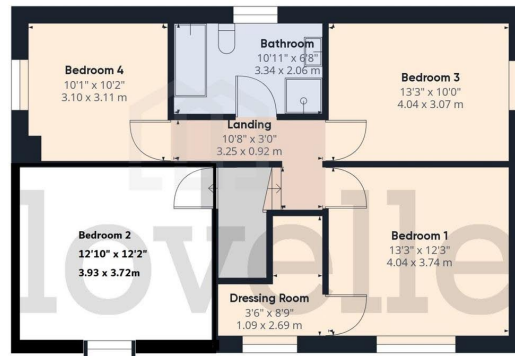
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 3

Approximate total area

1774.43 ft<sup>2</sup>

164.85 m<sup>2</sup>

Reduced headroom

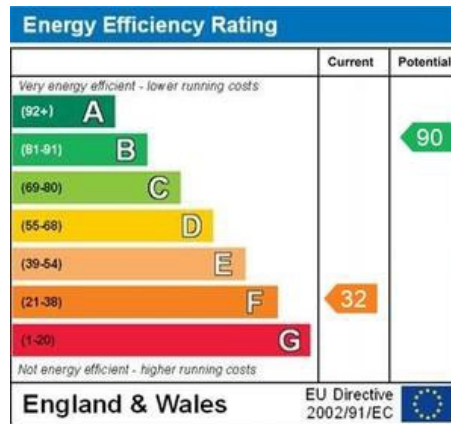
2.48 ft<sup>2</sup>

0.23 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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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