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## Highfield Terrace, Glentham



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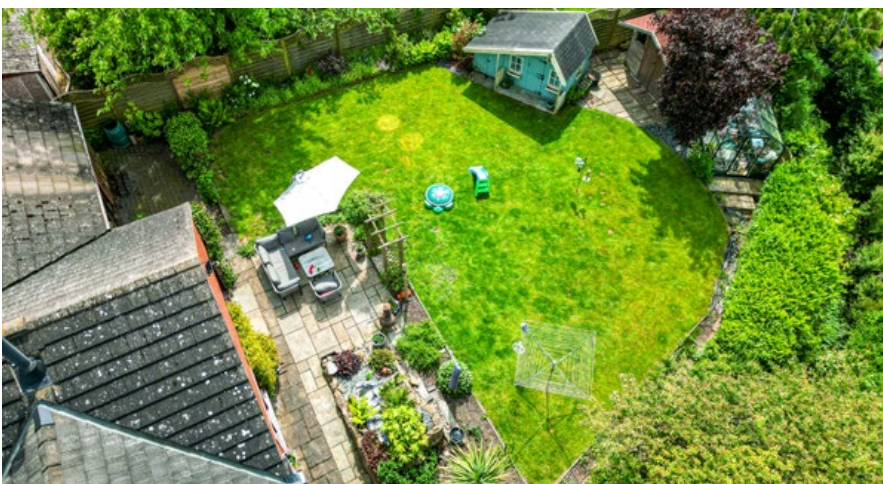
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lovelle



£415,000



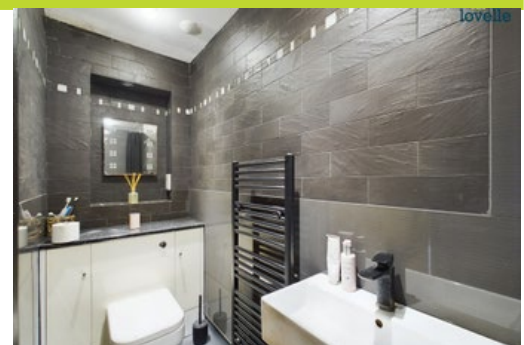
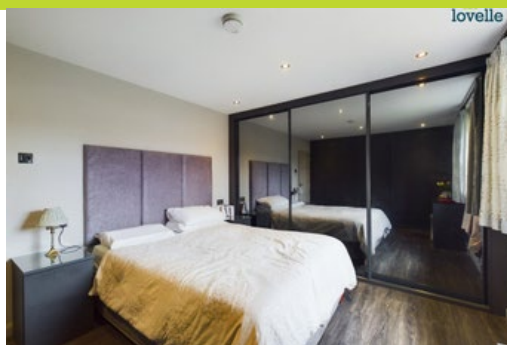
SPACIOUS DETACHED BUNGALOW in Popular Village Location. This property offers generous room sizes and flexibility. Comprising entrance hall, lounge, kitchen diner, living room, 5 bedrooms, ensuite and bathroom. Gardens, Garage & Driveway.

VIEWING ADVISED

### Key Features

- Detached Bungalow
- Popular Village Location
- Spacious Accommodation
- Entrance Hall, Lounge
- Kitchen Diner, Living Room
- 5 Bedrooms, Ensuite, Bathroom
- EPC rating TBC
- Tenure: Freehold





## Situation

Glenthams is a small village which lies approximately 8 miles west of Market Rasen boasting amenities such as a country pub, village store, a very active village hall running events from keep-fit classes to takeaway nights, a petrol station/garage, 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 with bustling streets, shops selling local produce, friendly pubs and stunning surrounding countryside. Facilities are excellent and besides the thriving shopping centre there is excellent schooling, good access to NHS dentists and a library, a doctors' surgery, police station, fire and ambulance stations, library and a leisure centre. On top of all that there is a racecourse (the only one in Lincolnshire) and a golf course.

## Entrance Hall

Glazed entrance door, adjoining side screen, laminate flooring, 2 radiators, roof void access and a range of fitted storage.

## Lounge

6.90m x 5.88m (22'7" x 19'4")

Double glazed windows to all aspects with remotely operated blinds, double glazed double doors to rear garden, 2 electric heaters, wood flooring and feature fireplace with log burner.

## Kitchen Diner

3.57m x 5.96m (11'8" x 19'7")

A range of fitted wall and base units, stainless steel sink unit, electric oven, induction hob, integrated fridge (x2), integrated dishwasher, multi-function oven with microwave, warming drawer, radiator, Amtico flooring and double-glazed sliding doors to rear aspect.

## Living Room

4.11m x 3.95m (13'6" x 13'0")

Double glazed double doors to rear garden, Karndean flooring, stairs to first floor accommodation with storage under. Underfloor heating.

## Bedroom 1

3.34m x 3.50m (11'0" x 11'6")

Double glazed window to rear aspect, radiator, laminate flooring and fitted wardrobes.

## Ensuite

3.42m x 1.06m (11'2" x 3'6")

3-piece suite comprising low level WC, hand wash basin, walk in shower, fully tiled splash backs, vinyl flooring and heated towel rail.

## Bedroom 2

3.62m x 3.03m (11'11" x 9'11")

Double glazed window to front aspect, radiator, laminate flooring and fitted wardrobes.

## Bedroom 3

2.97m x 4.28m (9'8" x 14'0")

Double glazed window to side aspect and laminate flooring. Underfloor heating.

## Bedroom 4 / Office

2.52m x 3.11m (8'4" x 10'2")

double glazed window to front aspect and radiator.

## Bathroom

1.87m x 3.22m (6'1" x 10'7")

4-piece suite comprising low level WC, vanity hand wash basin, panelled bath, shower cubicle, fully tiled splash backs, tiled flooring, heated towel rail and double-glazed window to side aspect. Underfloor heating.

## Landing

1.02m x 1.29m (3'4" x 4'2")

double glazed window to side aspect

## Bedroom 5

4.07m x 3.88m (13'5" x 12'8")

3 Velux windows to side aspects, electric heater, access to eaves with storage and, wood flooring. Underfloor heating.

## Gardens

Occupying a generous plot with gardens to front, side and rear aspects, being mostly laid to lawn with planted shrubs, raised vegetable beds, paved patio area, timber shed and children's playhouse.





## Garage

Remotely operated electric garage door with boarded roof storage, loft ladder, power and lighting.

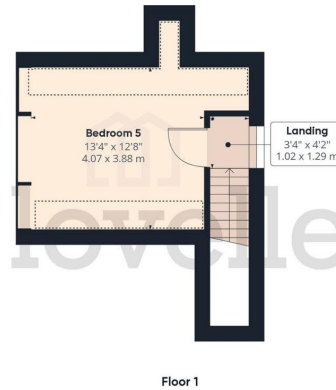
## Driveway

Block paved driveway providing ample off-road parking for a number of vehicles.

## Agents Notes

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**Approximate total area<sup>(1)</sup>**  
 1916.86 ft<sup>2</sup>  
 178.08 m<sup>2</sup>

**Reduced headroom**  
 72.27 ft<sup>2</sup>  
 6.71 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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# lovelle

01673 844069

marketrasen@lovelle.co.uk