

Buy. Sell. Rent. Let.

lovelle



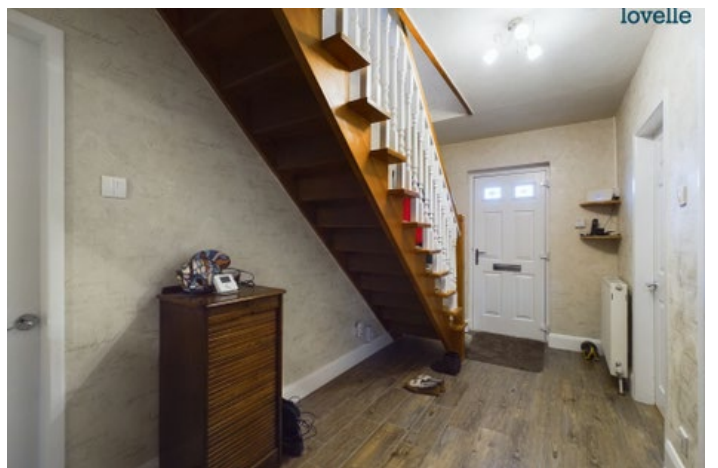
## Copper Beech House, Middle Rasen



When it comes to  
property it must be

  
lovelle





£375,000



**\*WELL PRESENTED, DETACHED FAMILY HOME \*** Well presented SPACIOUS accommodation. Comprising Entrance Hall, Lounge, Dining Room, Kitchen, Utility, Shower Room, 4 DOUBLE bedrooms, study/ 5th bedroom & family bathroom. GENEROUS GARDENS, EXTENSIVE DRIVEWAY & garage. VIEWING ADVISED

#### Key Features

- Detached Family Home
- Popular Village Location
- Well Presented Throughout
- Spacious Accommodation
- Entrance Hall, Lounge, Dining Room
- Kitchen, Utility, Shower Room
- EPC rating TBC
- 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

4.54m x 2.19m (14'11" x 7'2")

Composite front entrance door, tiled flooring, radiator and stairs to first floor accommodation with stair lift

## Lounge

5.78m x 3.65m (19'0" x 12'0")

double glazed window to front aspect, 2 radiators, laminate flooring, feature fire place with gas fire inset and uPVC French doors to rear aspect

## Dining Room

4.17m x 3.67m (13'8" x 12'0")

double glazed window to front aspect, radiator and laminate flooring

## Kitchen

4.47m x 3.69m (14'8" x 12'1")

a range of fitted wall and base units, space and plumbing for dishwasher, sink unit, 4 ring electric hob, integrated fridge freezer, double electric oven, radiator, tiled flooring, double glazed window to rear aspect and uPVC rear entrance door

## Utility Room

2.44m x 3.07m (8'0" x 10'1")

a range of fitted wall and base units, space and plumbing for washing machine, space for tumble dryer, airing cupboard housing heating panel, tiled flooring, radiator and double glazed window to rear aspect

## Ground Floor Shower Room

1.93m x 2.19m (6'4" x 7'2")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, tiled flooring, heated towel rail and double glazed window to rear aspect

## Landing

3.81m x 2.16m (12'6" x 7'1")

## Bedroom 1

4.46m x 3.10m (14'7" x 10'2")

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

## Bedroom 2

4.14m x 3.09m (13'7" x 10'1")

double glazed window to front aspect and radiator



### Bedroom 3

3.64m x 3.65m (11'11" x 12'0")

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

### Bedroom 4

3.57m x 2.59m (11'8" x 8'6")

double glazed window to rear aspect and radiator

### Study

1.67m x 2.18m (5'6" x 7'2")

double glazed window to front aspect, radiator, laminate flooring and roof void access

### Bathroom

1.75m x 2.80m (5'8" x 9'2")

4 piece suite comprising low level WC, vanity hand wash basin, panelled bath shower cubicle, fully tiled splash backs, vinyl flooring, heated towel rail, double glazed window to rear aspect

### Gardens

The property occupies a good size plot with landscaped gardens to both the front and rear. The front garden is mostly laid to lawn with various shrubs. The rear garden is again mostly laid to lawn with pathway, veranda with paved patio area and timber shed

### Garage

3.74m x 3.07m (12'4" x 10'1")

currently converted to a workshop and store room with wall mounted gas boiler

### Driveway

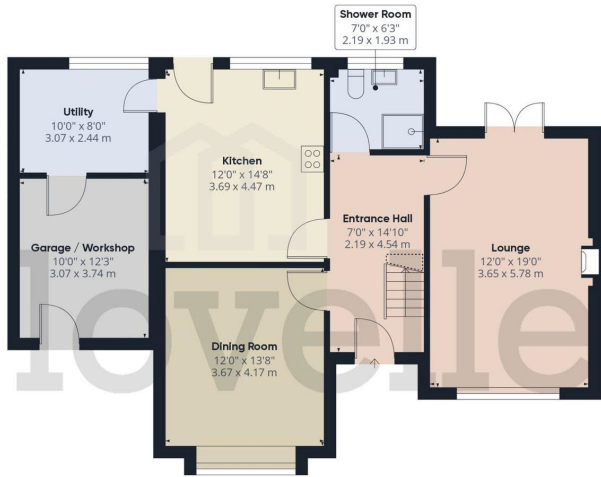
extensive block paved driveway providing ample off road parking for a number of vehicles

### Agents Notes

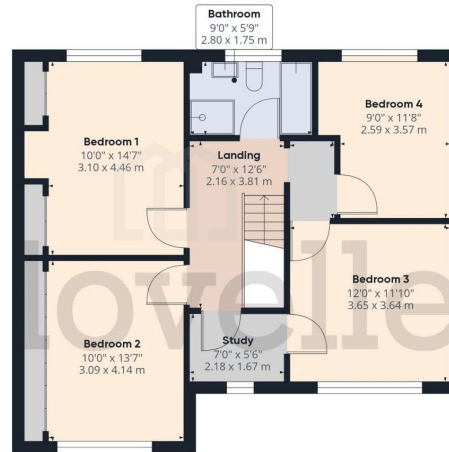
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1729.01 ft<sup>2</sup>  
160.63 m<sup>2</sup>

Reduced headroom

12.38 ft<sup>2</sup>  
1.15 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.



lovelle

When it comes to **property**  
it must be

01673 844069

marktrasen@lovelle.co.uk