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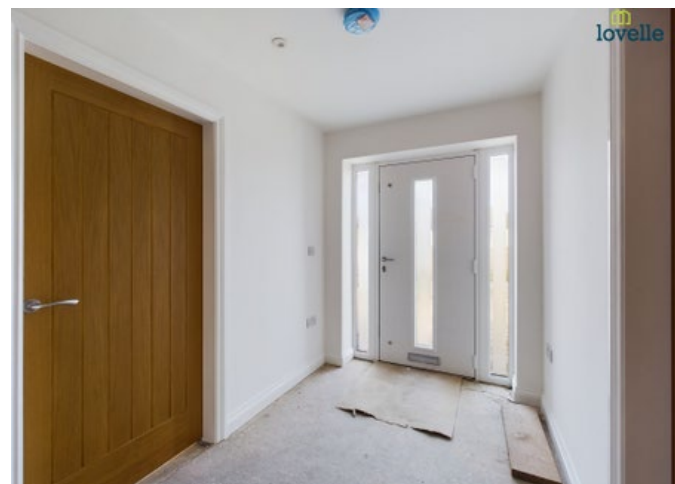


Gainsborough Road, Middle Rasen



When it comes to  
property it must be





Offers over £400,000

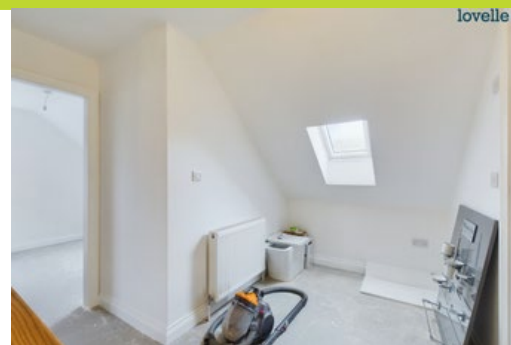


**BRAND NEW DETACHED HOME.** This superb detached house briefly comprises, entrance hall, cloakroom / WC, kitchen dining family room, utility, living room, 3 bedrooms, ensuite and family bathroom. Generous Gardens and Driveway - **HIGH SPECIFICATION FINISH**

#### Key Features

- BRAND NEW BUILD HOME
- Detached Family Home
- Popular Village Location
- Modern & Spacious Design
- High Specification Finish
- 4 Bedrooms, Ensuite & Family Bathroom
- EPC rating TBC
- Tenure: Freehold





This exceptional new build property, is sat on a large substantial plot. Comprising 4 bedrooms, study, large open plan kitchen with central island. Benefitting from West & South facing patio doors, superb off road parking area and appealing traditional dormers.

## Introduction

This exceptional new build property, will be finished to a high specification with light and airy rooms throughout. benefiting from entrance hall, WC / Cloakroom, bedroom 4 / Study, Living Room, open plan Kitchen dining family room. To the first floor there will be a landing, 3 further bedrooms, ensuite to master and family bathroom. Outside the property will benefit from a generous plot with large landscaped gardens and extensive parking with turning area. This will be the last available property on this exclusive development of executive houses, providing a real gated community feel..

## Entrance Hall

4.19m x 1.92m (13'8" x 6'4")

## WC

0.82m x 1.90m (2'8" x 6'2")

## Lounge

8.68m x 3.85m (28'6" x 12'7")

## Bed 4 / Study

3.02m x 2.89m (9'11" x 9'6")

## Kitchen Diner

4.87m x 5.94m (16'0" x 19'6")

## Garden Room

3.47m x 2.62m (11'5" x 8'7")

## Utility Room

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

## Landing / Study

5.68m x 1.95m (18'7" x 6'5")

## Bedroom 1

4.19m x 3.88m (13'8" x 12'8")

## Ensuite

2.25m x 1.95m (7'5" x 6'5")

## Bedroom 2

4.20m x 2.94m (13'10" x 9'7")

## Bedroom 3

2.76m x 3.85m (9'1" x 12'7")

## Bathroom

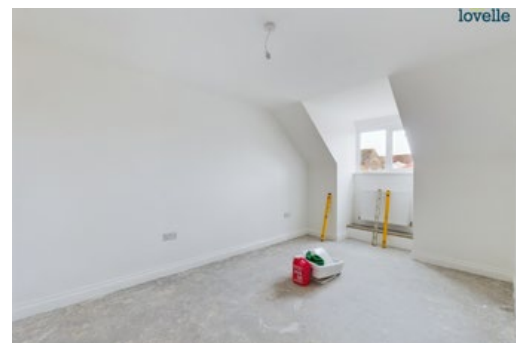
2.80m x 2.95m (9'2" x 9'8")

## Agent Notes

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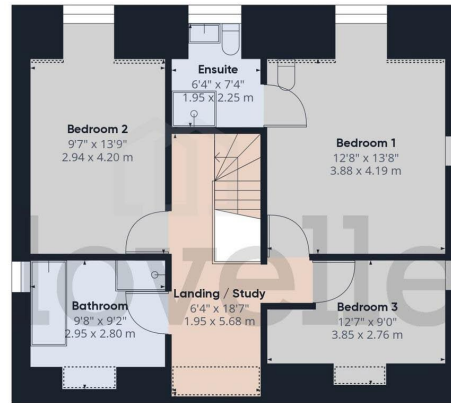
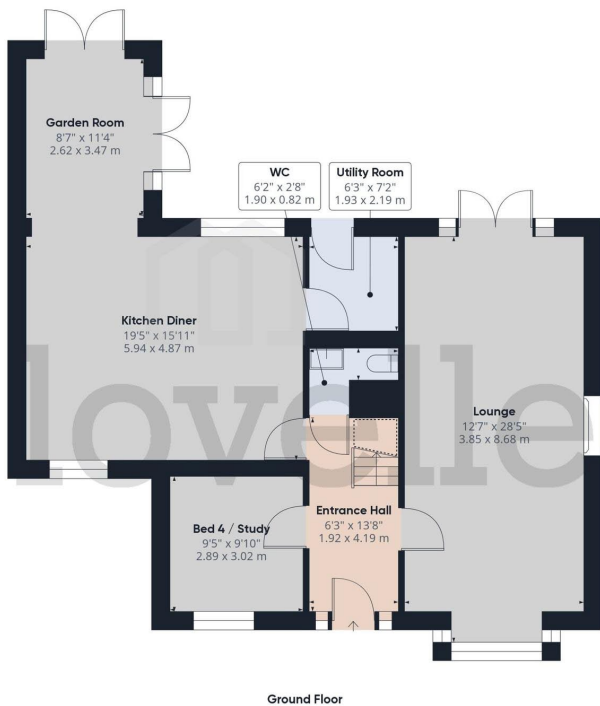
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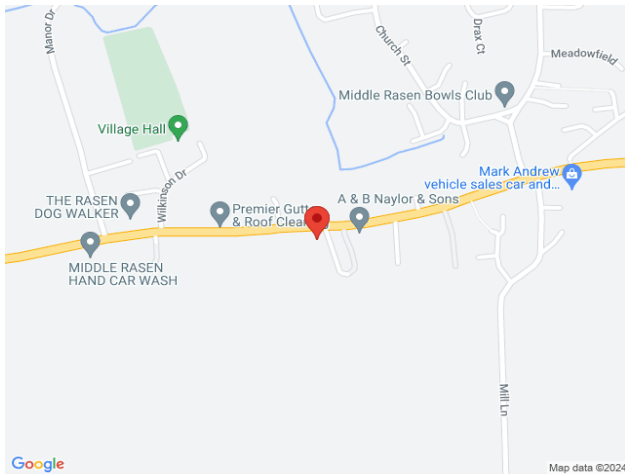
Approximate total area<sup>(1)</sup>  
1690 ft<sup>2</sup>  
157.01 m<sup>2</sup>

Reduced headroom  
40.83 ft<sup>2</sup>  
3.79 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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