

Buy. Sell. Rent. Let.

lovelle

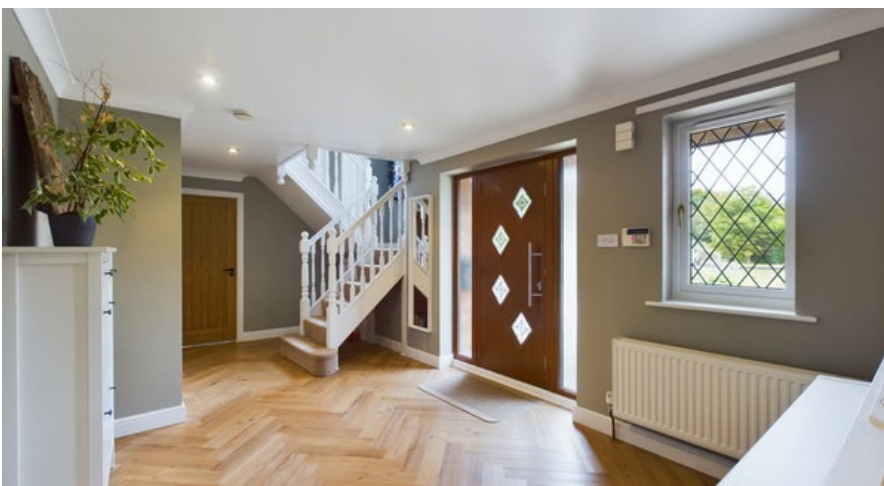


Gallamore Lane, Market Rasen



When it comes to
property it must be


lovelle



£595,000

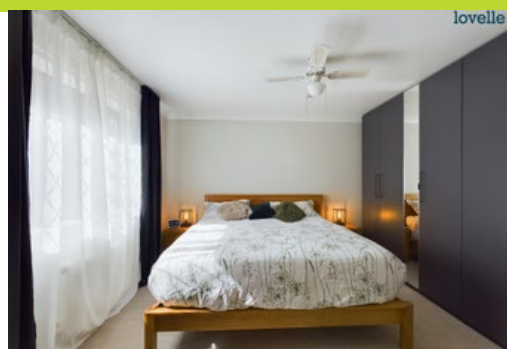


IMPRESSIVE DETACHED HOME, APPROX 1 ACRE PLOT Exceptional family home. Immaculately presented throughout with 5 RECEPTION ROOMS, 4 DOUBLE BEDROOMS, 2 bathrooms, detached double garage and beautifully maintained gardens. **MUST BE VIEWED.**

Key Features

- Detached Family Home
- Individually Designed & Built in 2000
- Immaculately Presented Throughout
- 4 Bedrooms, 2 Bathrooms
- 5 Reception Rooms
- Approx 1.08 Acre plot
- EPC rating C
- Tenure: Freehold





Situation

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 town 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. This bustling town has become increasingly popular with commuters, not only because of its easy road access but also because of its rail links to Grimsby & Lincoln which now has direct trains to London. Equally, because it's one of the western gateways to the Lincolnshire Wolds, you don't need to go far to find quiet roads, pleasant footpaths and beautiful countryside.

Entrance Hall

3m x 6.29m (9'10" x 20'7")

composite front entrance door, radiator, double glazed window to front aspect, LVT flooring, stairs to first floor and storage cupboard under

Study

3.26m x 2.8m (10'8" x 9'2")

double glazed window to front aspect and radiator

Lounge

4.02m x 5.38m (13'2" x 17'8")

double glazed window to side aspect, 2 radiators and feature fire place with multi fuel burner inset

Conservatory

4.71m x 3.43m (15'6" x 11'4")

tiled flooring, 2 electric heaters, French doors to rear aspect

Kitchen Diner

3.29m x 6.78m (10'10" x 22'2")

a range of newly fitted wall and base units, stainless steel sink unit, integrated dishwasher, double electric oven, induction hob, integrated full length fridge and freezer, splash backs, 2 double glazed windows to rear aspect, radiator, log burner and laminate flooring

Play Room / Sitting Room

3.48m x 3.81m (11'5" x 12'6")

double glazed window to front aspect and radiator

Utility Room

3.07m x 2.06m (10'1" x 6'10")

oil boiler, space and plumbing for washing machine, space for tumble dryer, double glazed windows to front and side aspect, composite entrance door, laminate flooring and radiator

WC / Cloakroom

1.68m x 1.18m (5'6" x 3'11")

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

Dining Room

3.3m x 4.35m (10'10" x 14'4")

double glazed window to rear aspect and radiator

Landing

2.36m x 6.27m (7'8" x 20'7")

2 double glazed windows to front aspect, radiator and roof void access

Bedroom 1

3.98m x 3.57m (13'1" x 11'8")

double glazed window to rear aspect, fitted wardrobes and radiator

Ensuite

1.95m x 2.2m (6'5" x 7'2")

low level WC, pedestal hand wash basin, electric shower cubicle, fully tiled splash backs, radiator, vinyl flooring and double glazed window to rear aspect

Bedroom 2

4.28m x 3.12m (14'0" x 10'2")

double glazed window to rear aspect and radiator

Ensuite WC

1.95m x 2.21m (6'5" x 7'4")

low level WC, pedestal hand wash basin, fully tiled splash backs and vinyl flooring

Bedroom 3

3.93m x 3.77m (12'11" x 12'5")

double glazed window to rear aspect and radiator

Bedroom 4

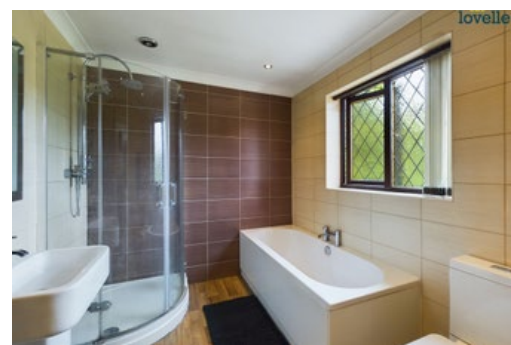
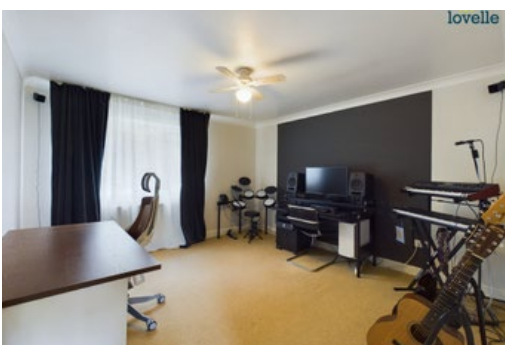
3.51m x 3.76m (11'6" x 12'4")

double glazed window to front aspect and radiator

Bathroom

2.34m x 2.79m (7'8" x 9'2")

4 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, mains shower cubicle, fully tiled splash backs, vinyl flooring, radiator and double glazed window to front aspect





Gardens

the property benefits from garden to all aspects, approximately 1.08 acre plot. The frontage is mostly laid to lawn with mature trees, gravelled seating areas, private camping area and wild life pond, there is also a large fruit plot and orchard. To the rear is again mostly laid to lawn with planted mature shrubs and trees and private seating area

Detached Double Garage

5.94m x 7.21m (19'6" x 23'8")

electric up and over door, power, lighting and composite rear entrance door. The garage benefits from having fully owned roof mounted solar panels. Inside the garage there is a 7kw EV Zappi Charger for an electric car.

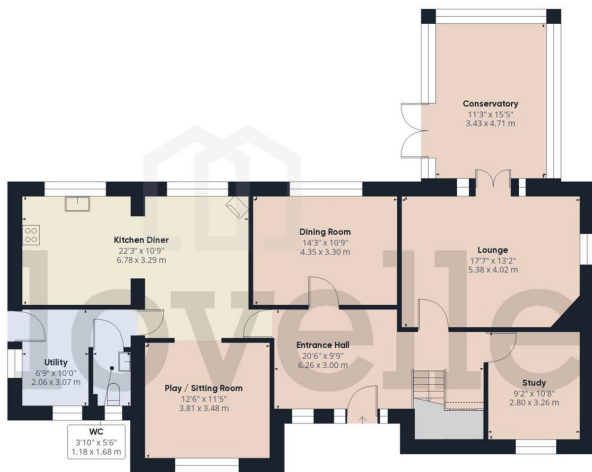
Driveway

extensive gravelled driveway with turning circle providing lots of off road parking for a number of vehicles

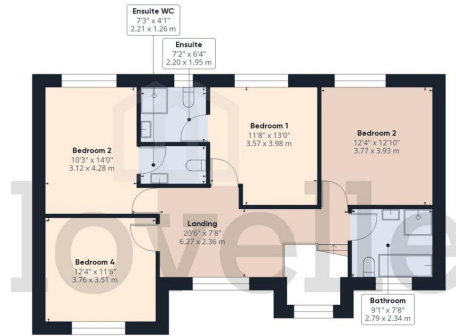
Agents Notes

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 Building 1



Floor 1 Building 1



Ground Floor Building 2

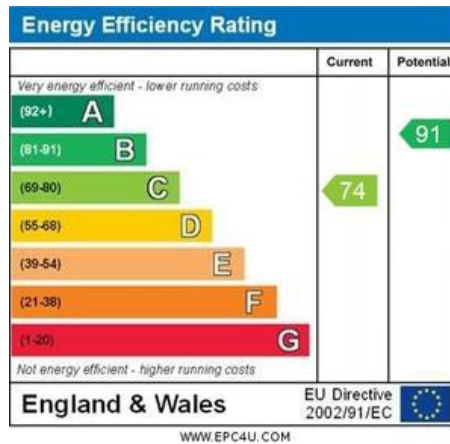
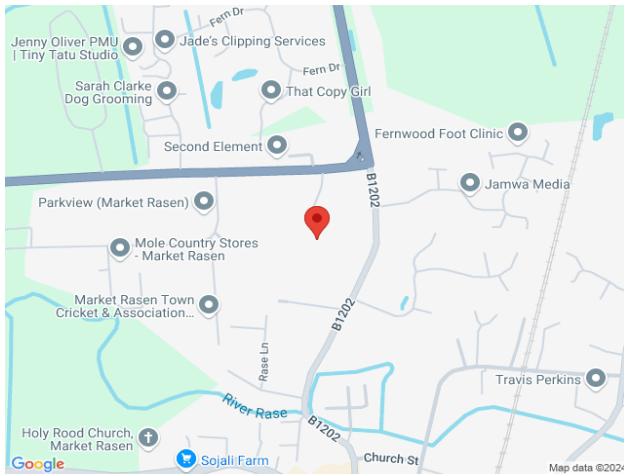
Approximate total area⁽¹⁾
2780.53 ft²
258.32 m²

Reduced headroom
2.69 ft²
0.25 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.



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