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Jacksons Field, Middle Rasen

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property it must b

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£338,000

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IMMACUALTELY PRESENTED SPACIOUS FAMILY HOME. Situated in a popular Residential Location comprising Entrance Hall, WC, Lounge, Kitchen, Utility, Dining Room, 4 Bedrooms, 3 Bathrooms, Generous Gardens, Garage & Driveway. VIEWING STRONGLY ADVISED TO FULLY APPRECIATE

Key Features

- Detached Family Home
- Immaculately Presented
- Spacious Accomodation
- Sought After Location
- Entrance Hall, WC / Cloakroom
- Lounge, Kitchen, Dining Room, Utility
- EPC rating C
- Tenure: Freehold
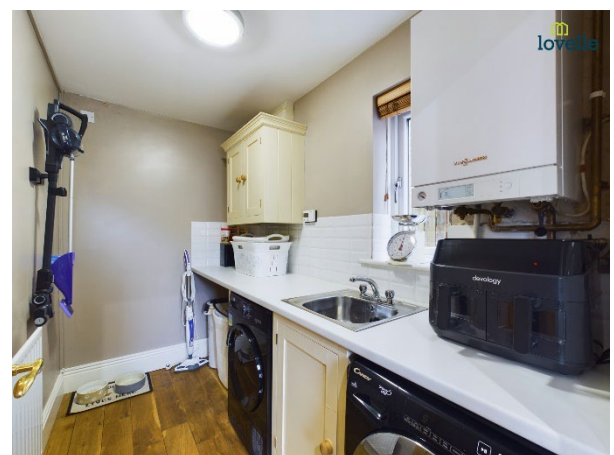
Situation

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

1.93m x 4.97m (6'4" x 16'4")

composite front entrance door, adjoining side screens, wood flooring, radiator, stairs to first floor accommodation and storage under

WC / Cloakroom

1.17m x 1.65m (3'10" x 5'5")

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

Lounge

3.59m x 5.91m (11'10" x 19'5")

double glazed window to front aspect, radiator, wood flooring, feature fire place with inset log burner and double glazed sliding doors to rear aspect

Breakfast Kitchen

3.26m x 4.88m (10'8" x 16'0")

a range of fitted wall and base units, breakfast bar, space for 'Range' style cooker, ceramic sink unit, integrated dishwasher, space for 'American' fridge freezer, tiled splash backs, wood flooring, radiator, double glazed windows to rear aspect and composite side entrance door

Dining Room

3.66m x 2.97m (12'0" x 9'8")

double glazed window to front aspect, radiator and tiled flooring

Utility

1.64m x 2.89m (5'5" x 9'6")

a range of fitted wall and base units, wall mounted gas boiler, space and plumbing for washing machine, space for tumble dryer, stainless steel sink unit, tiled splash backs, radiator, wood flooring and double glazed window to side aspect

Landing
3.07m x 2.21m (10'1" x 7'4")
double glazed window to front aspect and roof void access

Bedroom 1
3.89m x 4.94m (12'10" x 16'2")
double glazed windows to side and front aspect and radiator

Ensuite
1.00m x 2.64m (3'4" x 8'8")
3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, tiled flooring and double glazed window to side aspect

Bedroom 2
3.32m x 2.94m (10'11" x 9'7")
double glazed window to front aspect and radiator

Ensuite
1.29m x 1.94m (4'2" x 6'5")
3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, tiled splash backs, tiled flooring and double glazed window to front aspect

Bedroom 3
3.63m x 2.91m (11'11" x 9'6")
double glazed window to rear aspect and radiator

Bedroom 4
3.62m x 2.98m (11'11" x 9'10")
double glazed window to rear aspect, a range of wardrobes and radiator

Bathroom
2.20m x 1.78m (7'2" x 5'10")
3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, tiled splash backs, tiled flooring, heated towel rail and double glazed window to rear aspect
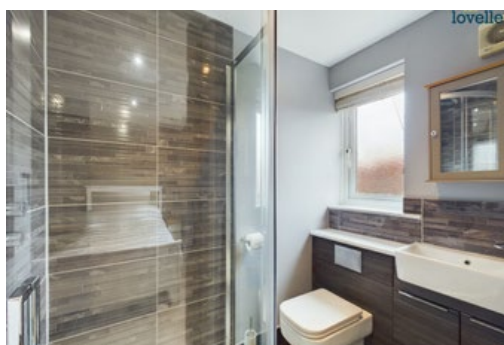
Gardens
good sized rear garden being mostly laid to lawn with paved patio area, timber shed and hot tub

Garage
3.09m x 6.27m (10'1" x 20'7")
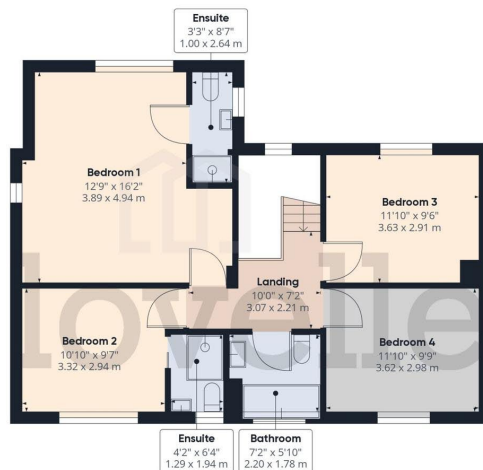up and over door, power, lighting and electric vehicle charger

Driveway
benefitting from 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   Building 1

Breakfast Kitchen
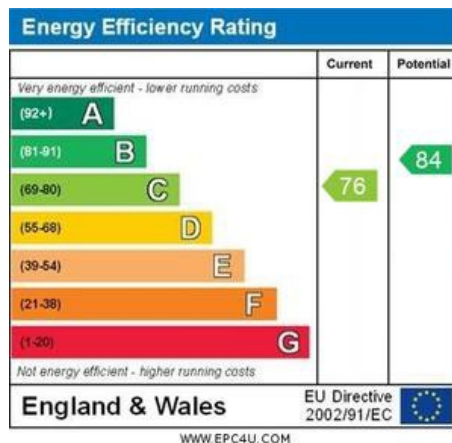10'8" x 16'0"
3.26 x 4.88 m

Utility Room
5'4" x 9'5"
1.64 x 2.89 m

Dining Room
12'0" x 9'8"
3.66 x 2.97 m

Entrance Hall
6'3" x 16'3"
1.93 x 4.97 m

Lounge
11'9" x 19'4"
3.59 x 5.91 m

WC
3'10" x 5'4"
1.17 x 1.65 m

Floor 1   Building 1

Ensuite
3'3" x 8'7"
1.00 x 2.64 m

Bedroom 1
12'9" x 16'2"
3.89 x 4.94 m

Bedroom 3
11'10" x 9'6"
3.63 x 2.91 m

Landing
10'0" x 7'2"
3.07 x 2.21 m

Bedroom 2
10'10" x 9'7"
3.32 x 2.94 m

Bedroom 4
11'10" x 9'9"
3.62 x 2.98 m

Ensuite
4'2" x 6'4"
1.29 x 1.94 m

Bathroom
7'2" x 5'10"
2.20 x 1.78 m

Garage
10'1" x 20'6"
3.09 x 6.27 m

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Approximate total area[1]

1706.29 ft²
158.52 m²

(1) Excluding balconies and terraces

While every attempt has been made to
ensure accuracy, all measurements are
approximate, not to scale. This floor
plan is for illustrative purposes only.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	
(55-68) D		84
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

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