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Gainsborough Road, Middle Rasen



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When it comes to  
property it must be

  
lovelle



£340,000



EXCEPTIONAL DETACHED FAMILY HOME. Built in 2020 providing immaculately presented spacious accommodation. Benefitting from GENEROUS GARDENS with OPEN FIELD VIEWS, Outbuilding & Large Driveway. This property will not fail to impress!! VIEWING ADVISED - NO ONWARD CHAIN

### Key Features

- Exceptional Detached House
- Immaculately Presented
- Spacious Accommodation
- Entrance Hall, WC / Cloakroom
- Lounge, Open Plan Living Kitchen
- 4 Bedrooms, 2 Bathrooms
- EPC rating B
- Tenure: Freehold







## Situation

Middle Rasen itself is home to the 12th Century 'St Peter's Church', Middle Rasen Primary School which has gained a 'Good' rating from Ofsted, Nags Head Public House and locally owned and run Post Office / local shop. Middle Rasen really is a little gem of a village. Friendly & welcoming community spirit that really does feel like home. The neighbouring Market Town of Market Rasen is just a short drive away. Charles Dickens once described Market Rasen as 'the sleepest town in England' These days it is a bustling market town with a varied selection of friendly independent shops, regular markets and an abundance of places to eat and drink. Situated on the edge of the town, is the wonderful market Rasen Racecourse. This is a top national hunt course and attracts some of the best horses & jockeys in the country. It is well worth a visit whether you fancy a flutter or just want to experience the exciting atmosphere of a race day.

## Entrance Hall

1.09m x 4.57m (3'7" x 15'0")

double glazed front entrance door, tiled flooring, radiator, stairs to first floor accommodation and storage cupboard under.

## WC / Cloakroom

0.93m x 1.57m (3'1" x 5'2")

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

## Lounge

3.36m x 4.56m (11'0" x 15'0")

double glazed window to front aspect, radiator and feature fireplace

## Open Plan Living, Kitchen Diner

8.87m x 3.12m (29'1" x 10'2")

a range of modern wall and base units, stainless sink unit, 4 ring hob, double electric oven, space for fridge freezer, integrated dishwasher, 2 radiators, 2 double glazed windows to rear aspect, double glazed French doors to rear aspect and tiled flooring

## Utility Room

2.82m x 1.61m (9'4" x 5'4")

fitted base units, stainless steel sink unit, wall mounted gas boiler, space for under counter freezer, space and plumbing for washing machine, space for tumble dryer, radiator, tiled flooring and double glazed window to front aspect

## Landing

2.1m x 3.73m (6'11" x 12'2")

roof void access and radiator

## Bedroom 1

3.46m x 3.44m (11'5" x 11'4")

Juliette balcony to rear aspect, 2 radiators, 'His & Hers' fitted wardrobes and double glazed window to rear aspect



## Ensuite

3.44m x 1.23m (11'4" x 4'0")

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

## Bedroom 2

3.46m x 2.98m (11'5" x 9'10")

double glazed window to front aspect and radiator

## Bedroom 3

2.8m x 2.98m (9'2" x 9'10")

double glazed window to front aspect and radiator

## Bedroom 4

2.09m x 1.98m (6'11" x 6'6")

double glazed window to front aspect and radiator

## Bathroom

2.81m x 2.99m (9'2" x 9'10")

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

## Gardens

occupying a generous plot with large garden to the rear, being mostly laid to lawn, paved patio area and large timber outbuilding that could be utilised as a bar or home office and shed with power.

## Driveway

gravelled driveway providing ample off road parking for a number of vehicles

## Agents Notes

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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.



Approximate total area<sup>®</sup>  
1294.16 ft<sup>2</sup>  
120.23 m<sup>2</sup>

(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.

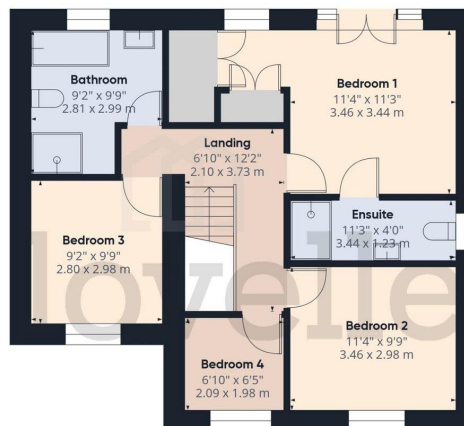
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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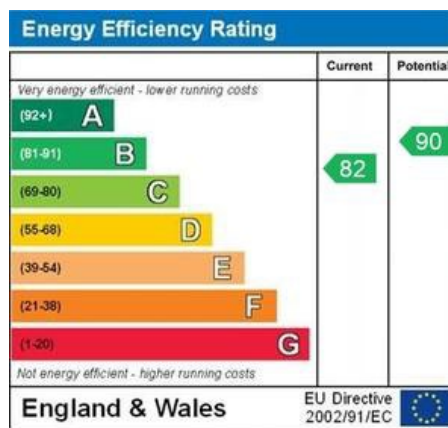
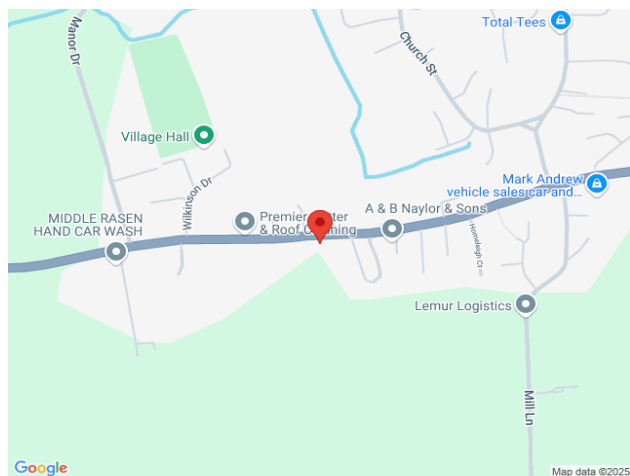
marketrasen@lovelle.co.uk



Ground Floor



Floor 1



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01673 844069

marketrasen@lovelle.co.uk