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Paddock Chase, Glentham



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£235,000



**\*WELL PRESENTED DETACHED BUNGALOW\*** Built in 2001 this spacious bungalow briefly comprising entrance hall, lounge, kitchen diner, 2 bedrooms, ensuite and bathroom. with enclosed rear garden and single garage with ample off road parking.

VIEWING ADVISED TO FULLY APPRECIATE

#### Key Features

- Detached Bungalow
- Popular Village Location
- Well Presented Throughout
- Entrance Hall, Lounge
- Kitchen & Dining Room
- 2 Bedrooms, Ensuite, Bathroom
- EPC rating C
- Tenure: Freehold





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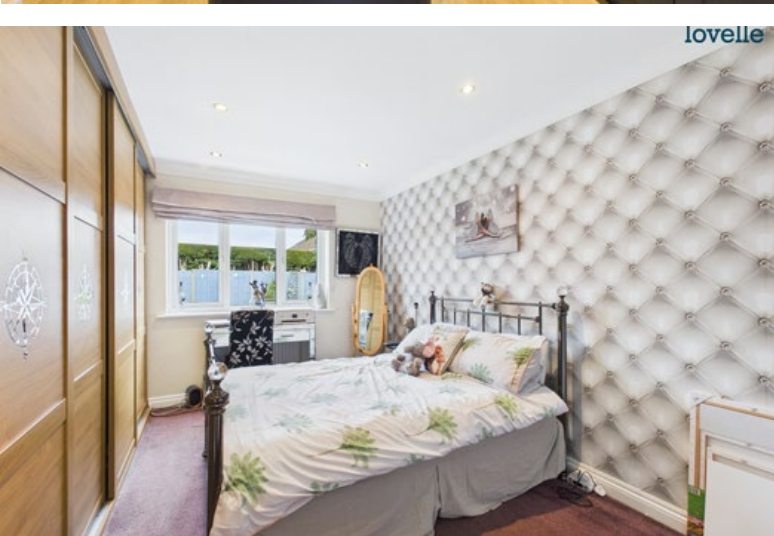
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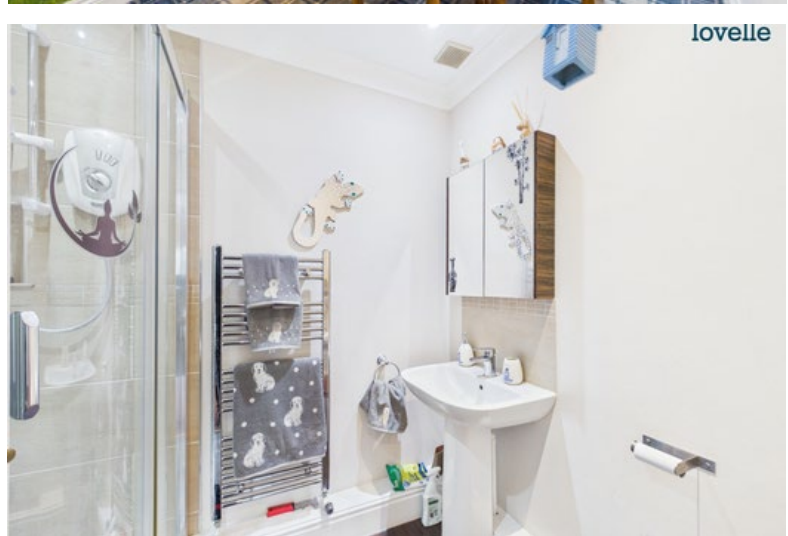
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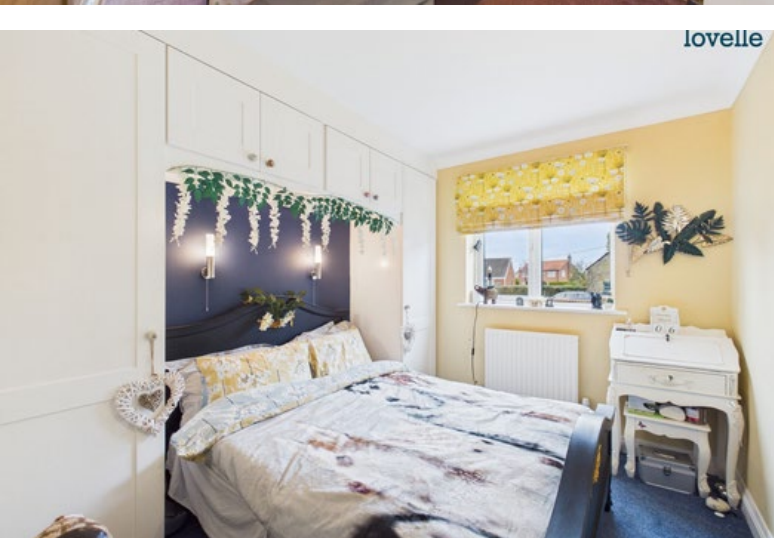
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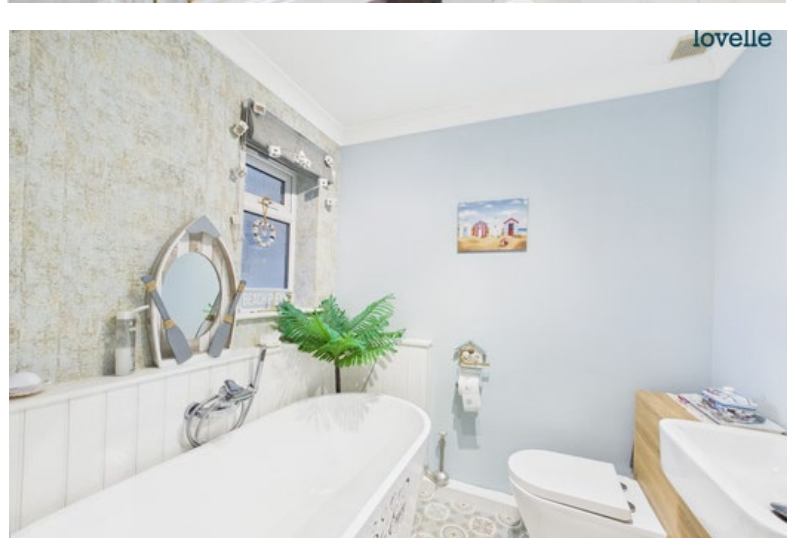
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## Situation

Glentham is a small village which lies approximately 8 miles West Of Market Rasen. Glentham boasts amenities as a village store, a very active village hall running events such as pub nights and takeaway nights, a garage, a village hall, an outreach Post Office and a Grade 1 listed church, St Peters, dating from the 13th century. 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 thriving shopping 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.

## Entrance Hall

6.34m x 1.02m (20'10" x 3'4")

uPVC entrance door, double glazed window to side aspect, radiator, fitted storage, vinyl flooring and roof void access

## Lounge

5m x 3.52m (16'5" x 11'6")

uPVC French doors to rear aspect, radiator, feature fire and laminate flooring

## Kitchen

8.45m x 3.47m (27'8" x 11'5")

a range of fitted wall and base units, central island, integrated full length fridge and freezer, electric oven, integrated microwave, 4 ring hob, integrated dishwasher, stainless steel sink unit, radiator, double glazed window to side aspect, double glazed window to front aspect and uPVC side entrance door

## Bedroom 1

3.94m x 2.59m (12'11" x 8'6")

double glazed window to rear aspect, radiator and fitted wardrobes

## Ensuite

1.65m x 2.19m (5'5" x 7'2")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, vinyl flooring and heated towel rail

## Bedroom 2

3.03m x 2.69m (9'11" x 8'10")

double glazed window to front aspect, radiator and fitted wardrobes

## Bathroom

2.2m x 2.15m (7'2" x 7'1")

3 piece suite comprising low level WC, vanity hand wash basin, bath, vinyl flooring, heated towel rail and double glazed window to front aspect

## Gardens

benefitting from gardens to both front and rear. The front gardens is mostly laid to lawn, with pathway to front entrance door. The rear garden is again mostly laid to lawn with paved patio area, and planted borders

## Garage

5.64m x 2.89m (18'6" x 9'6")

up and over door, power, lighting, wall mounted boiler and rear entrance door

## Driveway

block paved driveway providing ample off road parking

## Agents Note

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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.



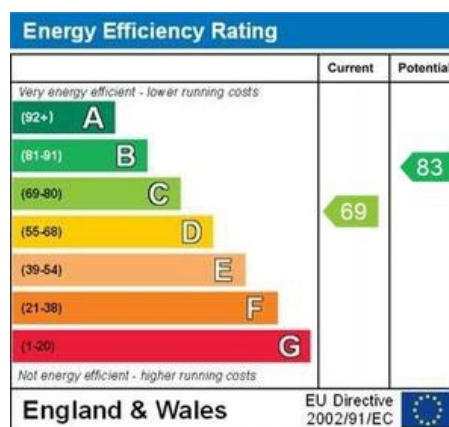
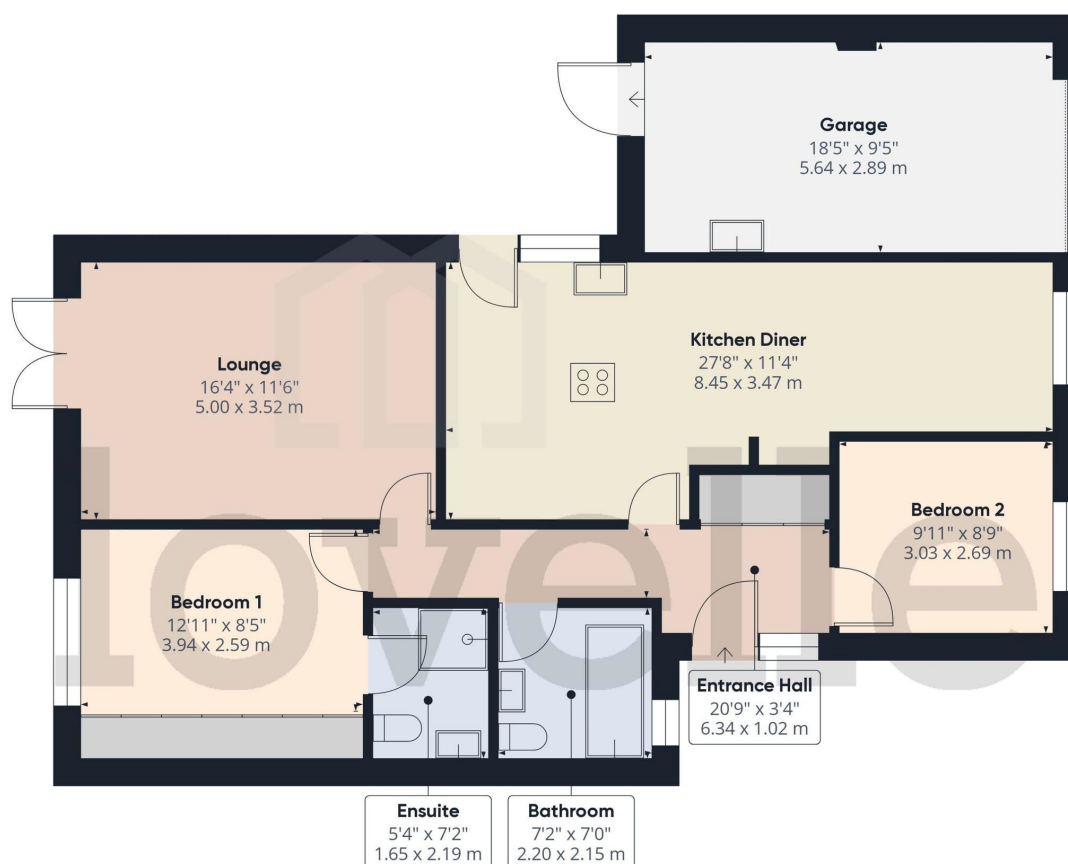
**Approximate total area<sup>(1)</sup>**  
1050.45 ft<sup>2</sup>  
97.59 m<sup>2</sup>

(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.

APPROX



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