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Homeleigh Court, Market Rasen



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£450,000



MODERN 4 BEDROOM DETACHED FAMILY HOME. Executive Development in Poular Village. Spacious, Flexible & Well presented accommodation throughout. Comprising Entrance Hall, WC, Study, Lounge, Kitchen Diner, Utility, 4 Bedrooms, Ensuite & Shower room. Gardens, Garage, Carport, Driveways & Office / Annex. NO ONWARD CHAIN

#### Key Features

- Detached Family Home
- Modern & Spacious Accommodation
- Popular Residential Location
- Entrance Hall, WC, Study
- Kitchen Diner, Utility, Lounge
- 4 Bedrooms, Ensuite & Shower Room
- EPC rating C
- Tenure: Freehold







## Situation

Middle Rasen is a charming semi-rural village situated at the foot of The Lincolnshire Wolds. Deemed an Area of Outstanding Natural Beauty. An ideal location, sitting astride the River Rase, surrounded by beautiful rolling countryside, quiet roads and pleasant footpaths, yet is only 15 miles from the historic cathedral city of Lincoln.

## Entrance Hall

4.51m x 4.24m (14'10" x 13'11")

uPVC front entrance door, adjoining side screen, karndean flooring, radiator and stairs to first floor accommodation with storage under

## WC / Cloakroom

2.11m x 1.35m (6'11" x 4'5")

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

## Study

3.21m x 2.92m (10'6" x 9'7")

double glazed windows to front and side aspect, radiator and wood flooring

## Lounge

6.04m x 4.27m (19'10" x 14'0")

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

## Kitchen

4.98m x 3.98m (16'4" x 13'1")

a range of modern fitted wall and base units, central island with breakfast bar, Rangemaster cooker, ceramic sink unit, integrated wine cooler, integrated dishwasher, pantry cupboard, tiled splash backs, double glazed window to rear aspect, tall radiator and uPVC side entrance door

## Dining Area

3.36m x 4.26m (11'0" x 14'0")

bi-folding doors to rear and tall radiator

## Utility

2.86m x 3.95m (9'5" x 13'0")

a range of fitted wall and base units, space and plumbing for washing machine, sink unit, space for fridge freezer, wall mounted gas boiler, tiled splash backs and double glazed window to front aspect



## Galleried Landing

4.54m x 4.24m (14'11" x 13'11")

double glazed window to front aspect, radiator and airing cupboard

## Bedroom 1

6.06m x 4.28m (19'11" x 14'0")

double glazed windows to side and rear aspects and 2 radiators

## Ensuite

3.19m x 3.17m (10'6" x 10'5")

4 piece suite comprising low level WC, marble vanity hand wash basin, free standing bath, shower cubicle, part tiled walls, vinyl flooring, radiator, heated towel rail and double glazed window to front and side aspects

## Bedroom 2

3.35m x 4.24m (11'0" x 13'11")

double glazed window to rear aspect and radiator

## Bedroom 3

3.28m x 4m (10'10" x 13'1")

double glazed window to rear aspect and radiator

## Bedroom 4

2.52m x 3.99m (8'4" x 13'1")

double glazed window to front aspect and radiator

## Shower Room

2.05m x 2.98m (6'8" x 9'10")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, vinyl flooring, radiator and double glazed window to side aspect

## Garden

the garden is a good size and is mostly laid to lawn, paved patio area and well stocked allotment area.

## Driveway

to the front of the property is a generous block paved driveway providing ample space for a number of vehicles. There is further parking to the rear of the property in front of the garage and carport





## Garage & Carport

8.82m x 2.3m (28'11" x 7'6")

up and over door, power and lighting. Carport - 5.82m x 3.93m (7'6" x 28'11")

## Office Room / Annex

6.06m x 3.91m (19'11" x 12'10")

velux windows to side aspect, power, TV point and lighting

## 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.







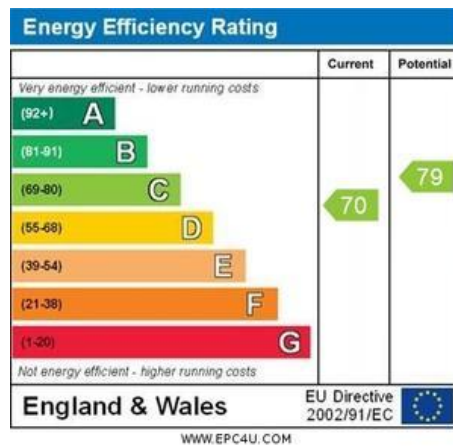
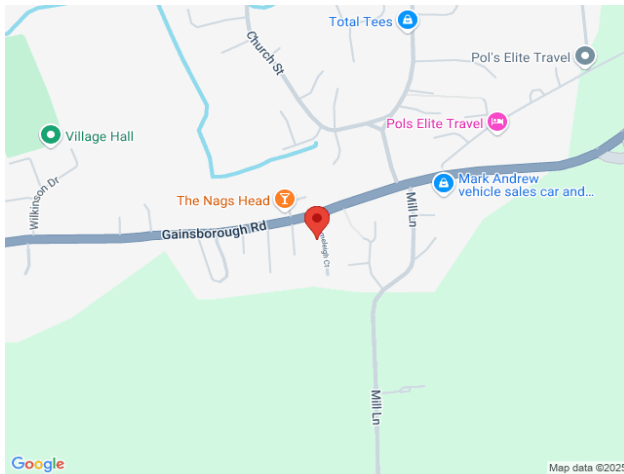
Approximate total area<sup>(1)</sup>  
2205.90 ft<sup>2</sup>  
204.94 m<sup>2</sup>

Reduced headroom  
4.63 ft<sup>2</sup>  
0.43 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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