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## Highfield Terrace, Glenthams



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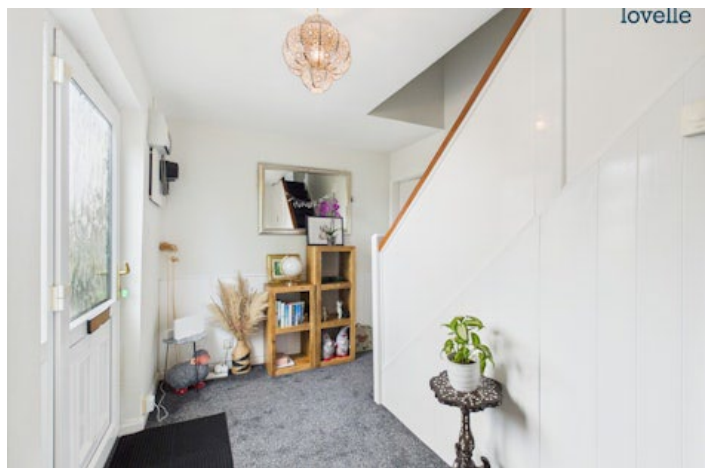


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£190,000



WELL PRESENTED END TERRACE COTTAGE. Popular Village location, spacious accommodation comprising entrance hall, lounge, kitchen, dining room, shower room, 4 bedrooms and bathroom. GENEROUS REAR GARDEN & garage.

VIEWING ADVISED TO FULLY APPRECIATE

#### Key Features

- End Terrace Country Cottage
- Popular Village Location
- Well Presented Throughout
- Spacious Accommodation
- Entrance Hall, Lounge, Dining Room
- Kitchen, Shower Room, Rear Hall
- EPC rating F
- Tenure: Freehold





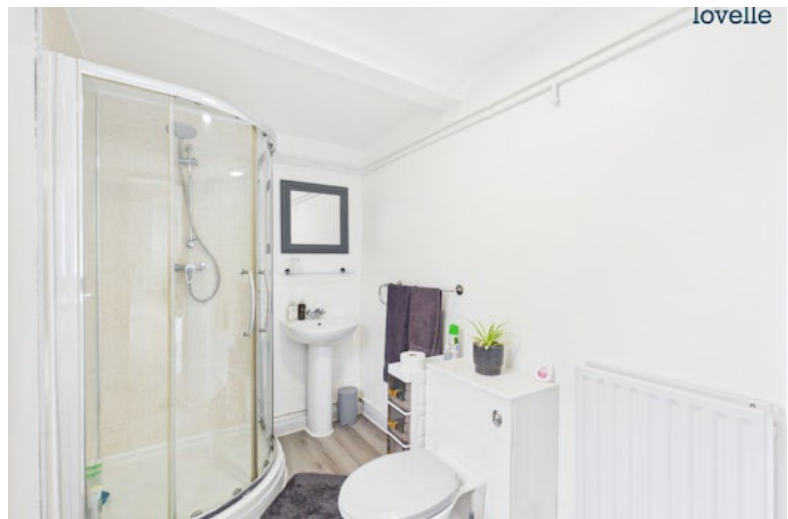
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## Situation

Glenthams is a small village which lies approximately 8 miles West Of Market Rasen. Glenthams 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

3.69m x 3.68m (12'1" x 12'1")

uPVC front entrance door, adjoining side screen, radiator, stairs to first floor accommodation and storage cupboard

## Lounge

3.71m x 3.68m (12'2" x 12'1")

double glazed window to rear aspect, radiator and feature fire place

## Dining Room

3.69m x 2.47m (12'1" x 8'1")

double glazed window to front aspect and radiator

## Kitchen

3.63m x 3.66m (11'11" x 12'0")

a range of fitted wall and base units, stainless steel sink unit, space and plumbing for washing machine, integrated dishwasher, electric oven, 4 ring hob, integrated fridge freezer, splash backs, vinyl flooring, radiator and double glazed window to rear aspect

## Rear Hall

2.38m x 1.18m (7'10" x 3'11")

uPVC rear entrance door, vinyl flooring, double glazed window to rear aspect and double glazed window to side aspect

## Bedroom 4 / Reception Room

2.44m x 4.75m (8'0" x 15'7")

double glazed window to front aspect and radiator

## Shower Room

2.7m x 1.76m (8'11" x 5'10")

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

### Landing

0.96m x 3.74m (3'1" x 12'4")

double glazed window to front aspect and roof void access

### Bedroom 1

3.2m x 3.7m (10'6" x 12'1")

double glazed window to rear aspect, radiator and cupboard housing hot water cylinder

### Bedroom 2

3.23m x 3.7m (10'7" x 12'1")

double glazed window to rear aspect, radiator and fitted storage

### Bedroom 3

2.68m x 2.46m (8'10" x 8'1")

double glazed window to front aspect and radiator

### Bathroom

3.69m x 1.52m (12'1" x 5'0")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, splash backs, laminate flooring, radiator and double glazed window to front aspect

### Garden

the property benefits from a generous mature rear garden, being mostly laid to lawn, with planted shrubs, vegetable patch with raised beds, summer house, green house and 3 brick built outbuildings

### Garage

2.7m x 4.86m (8'11" x 15'11")

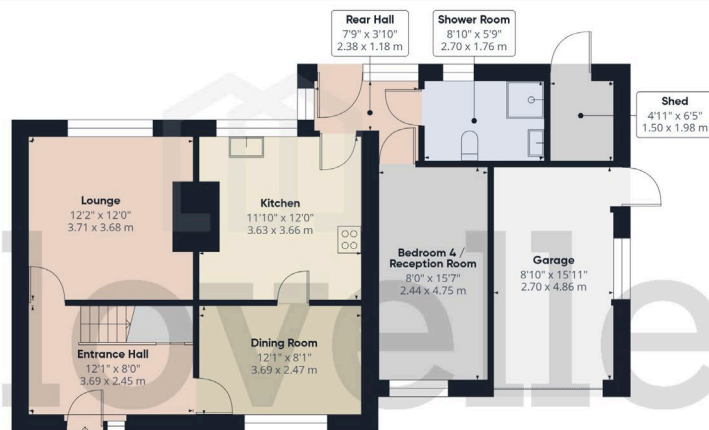
up and over door, power, lighting, double glazed window to side aspect and timber side entrance door

### Agents Notes

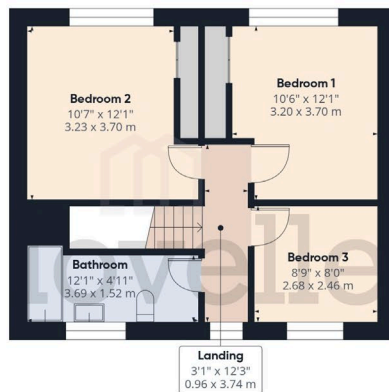
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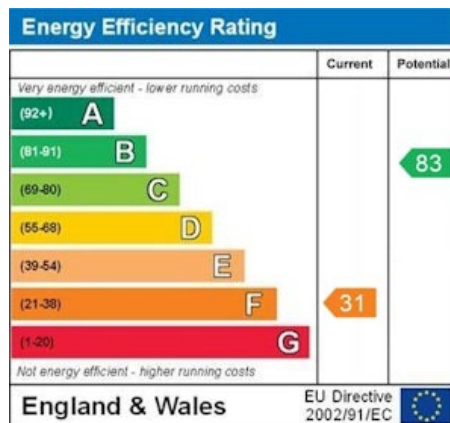
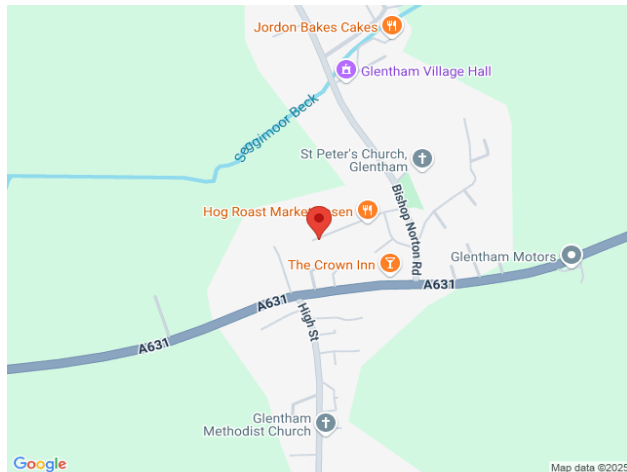
Ground Floor



Approximate total area<sup>m</sup>  
1317 ft<sup>2</sup>  
122.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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01673 844069

marketrasen@lovelle.co.uk

