

Buy. Sell. Rent. Let.



Church Street, Middle Rasen



5



2



3

When it comes to
property it must b


lovelle



£450,000



STUNNING EXTENDED & IMPROVED DETACHED FARMHOUSE. Providing modern, spacious and flexible accommodation whilst retaining lots of the original character and charm. Generous plot with large rear garden and ample off road parking.

VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- Stunning Detached Farmhouse
- Popular Village Location
- Extended & Improved
- Well Presented Throughout
- Full of Character & Charm
- Entrance Porch, Open Plan Kitchen Living
- EPC rating C
- Tenure: Freehold



lovelle



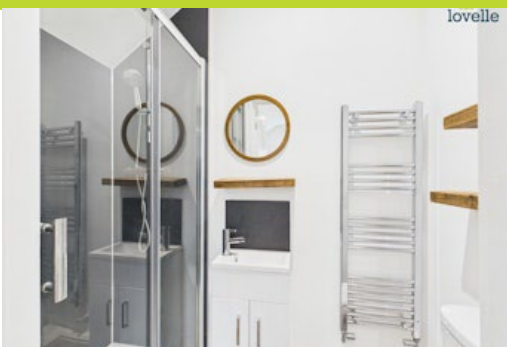
lov



lovelle



lovelle



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 Porch

2.48m x 2.08m (8'1" x 6'10")

composite entrance door, laminate flooring and double glazed window to rear aspect

Living / Dining Room

3.72m x 7.98m (12'2" x 26'2")

2 sky lights, laminate flooring, 3 radiators, double glazed window to side aspect and bi-folding doors to rear

Kitchen

2.96m x 4.74m (9'8" x 15'7")

a range of fitted wall and base units, ceramic sink unit, space and plumbing for dishwasher, space for 'Range' style cooker, space for fridge freezer, tiled splash backs, laminate flooring and under stairs storage cupboard

Snug

2.76m x 3.78m (9'1" x 12'5")

laminate flooring, radiator, feature fire place and fitted storage

Lounge

4.33m x 4.26m (14'2" x 14'0")

double glazed windows to front and side aspects, 2 radiators and feature fire place

Family Room

3.97m x 3.71m (13'0" x 12'2")

double glazed windows to front and side aspects, radiator and feature fire place with log burner inset

Utility Room

1.6m x 3.8m (5'2" x 12'6")

a range of fitted base units, ceramic sink unit, space and plumbing for washing machine, space for tumble dryer, space for freezer, radiator, laminate flooring, double glazed window to rear aspect and uPVC rear entrance door

Bedroom 5

4.21m x 3.87m (13'10" x 12'8")

double glazed window to front aspect, radiator, laminate flooring and cupboard housing wall mounted gas boiler

Ensuite

1.05m x 2m (3'5" x 6'7")

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

Inner Hall

1.3m x 0.96m (4'4" x 3'1")

double glazed window to front aspect and stairs to first floor accommodation

Landing

1.04m x 1.78m (3'5" x 5'10")

solid wood flooring

Bedroom 1

4.29m x 4.32m (14'1" x 14'2")

double glazed windows to front and side aspects, radiator, solid wood flooring and feature fire place

Bedroom 2

4m x 3.44m (13'1" x 11'4")

double glazed window to front aspect, radiator, solid wood flooring, feature fire place and fitted storage

Bedroom 3

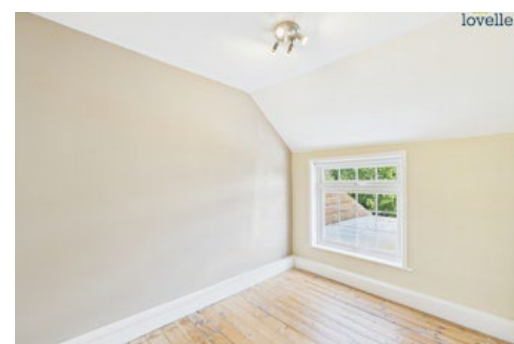
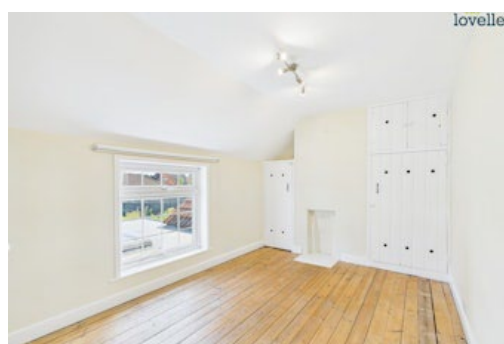
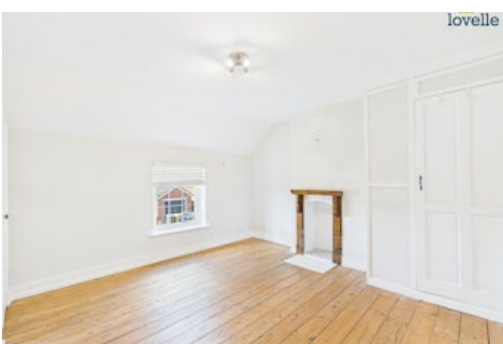
2.79m x 3.8m (9'2" x 12'6")

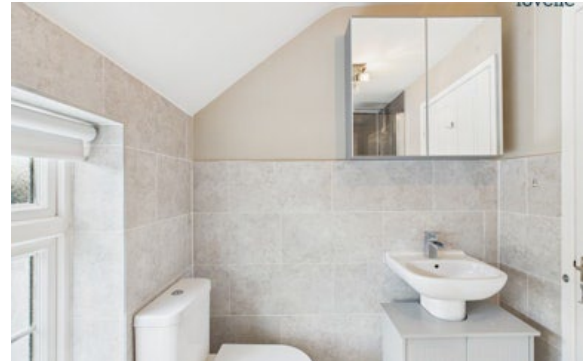
double glazed window to rear aspect, radiator, solid wood flooring, feature fire place and fitted storage

Bedroom 4

2.96m x 2.29m (9'8" x 7'6")

double glazed window to rear aspect, radiator, roof void access and solid wood flooring





Bathroom

1.85m x 2.42m (6'1" x 7'11")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, tiled splash backs, laminate flooring, heated towel rail and double glazed window to rear aspect

Gardens

occupying a generous plot with the rear garden being mostly laid to lawn, with paved patio area, secret garden, and planted trees, shrubs and flowers.

Driveway

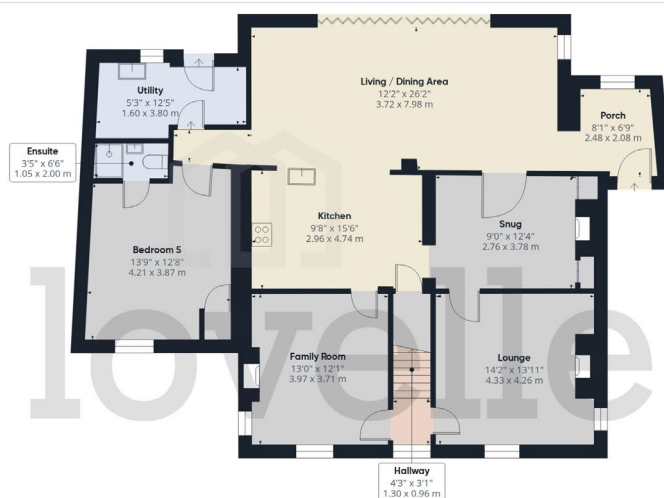
generous gravelled driveway providing ample off road parking for a number of vehicles

Agents Notes

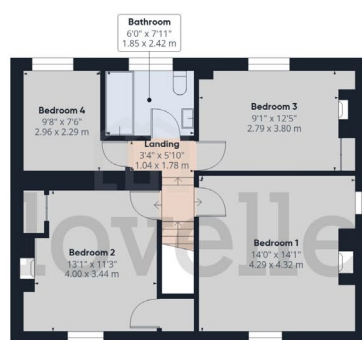
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

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.





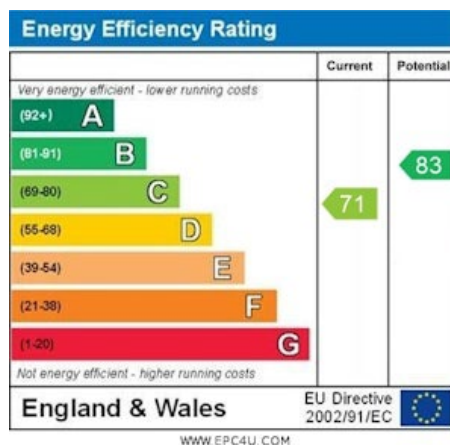
Ground Floor



Approximate total area^m
2000 ft²
185.8 m²

(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.



When it comes to **property**
it must be



01673 844069

marketrasen@lovelle.co.uk