



# Willow Green , Church Lane

Glentham | Market Rasen | LN8 2EL

£460,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

# Willow Green

Church Lane | Glenthams

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This is a superbly presented large detached bungalow in delightful rural village location with many improvements made by the present owners and located on large garden plot with feature landscaped gardens to four sides. The property briefly comprises: entrance hall with cloakroom, lounge being open to feature and sizeable dining kitchen with two large conservatories overlooking landscaped gardens with three bedrooms and refurbished bathroom. The property has an integral double garage with utility room and featuring air source heating and solar panels. The property can only be appreciated by viewing which we highly recommend.

- Extensive Detached Bungalow
- Feature Dining Kitchen
- Three Bedrooms
- Integral Double Garage with Utility Room
- Delightful Village Location
- Superb Landscaped Gardens
- Attractive Lounge
- Refurbished Bathroom
- Air Source Heat Pump & Solar Power Panels
- Viewing Essential

## LOCATION

The property is located in the village of Glenthams, having village store and post office and being convenient for the market town of Market Rasen and the city of Lincoln

## SERVICES

The property is provided with mains electricity and water

## ACCOMMODATION

### ENTRANCE HALL

of 'L' shaped design, tiled floor, part glazed upvc entrance door, radiator, access to roof area.

### CLOAKROOM

With window to front elevation, containing vanity wash basin, low level WC. chrome style radiator, tiling to both walls and floor and cloak cupboard

### LOUNGE

16'0" x 14'0" (4.88 x 4.27)

With box bay window to front elevation, radiator, wood effect flooring, multi-fuel stove on tiled hearth with exposed brick walling and having open arch to





### DINING KITCHEN

18'8" x 14'3" (5.69 x 4.34)

A superb feature of the property, the dining area having French doors to conservatory with exposed brick walling, continuation of tiling to floor from entrance hall, the kitchen has window to rear elevation, radiator, having superb and generous range of wall and base units including central base unit divide to dining area and inset microwave, wine rack, double oven and grill, central ceramic hob ceiling mounted faced cooker extractor over, 1 1/2 bowl ceramic sink unit with mixer tap, recess for fridge/freezer, down lighters to ceiling and door access to conservatory

### CONSERVATORY

24'9" x 10'0" (7.54 x 3.05)

Being brick based of five sided design with solid ceiling, radiator, wall mounted electric fire and having glazed door to garden, together with sliding door to additional CONSERVATORY (10'10" x 7'3") again of brick base, windows to both rear and side elevations and external side entrance door with further doorway to kitchen and containing tiling to floor

### SHOWER ROOM

9'2" x 6'0" (2.79 x 1.83)

With window to rear elevation, being of wet room design, having tiled walls and flooring and contemporary style glass screening to shower area with mains shower unit, corner hand wash basin with mirror cupboard over and low level WC

### BEDROOM ONE

13'10" x 10'0" (4.22 x 3.05)

Having window to rear elevation and radiator, generous range of wardrobes, cupboards, side units and storage areas to three walls.

### BEDROOM TWO

11'3" x 10'0" (3.43 x 3.05)

With window to front elevation, laminate flooring and radiator.

### BEDROOM THREE

8'6" x 8'2" (2.59 x 2.49)

With window to front elevation, radiator

### OUTSIDE

The property stands on very generous landscaped garden plot, initially approached through large timber farm house style gates both electrically operated and additional side pedestrian gate with extends to a large pebble parking area providing access to both front door and garage areas and with flower borders and beds and then leading through oval topped garden gate with brick pillars, to the rear and side gardens, immaculately presented with large patio extending along the conservatory, to formal lawns with mature flower borders, beds, rockery, seating area and raised pebble garden pond with water feature and further extending to an additional pebbled garden area containing two timber garden sheds.

The garden then extends to the rear of the property with vegetable garden areas, greenhouse, further extending to a side garden and then return access to the front parking area. The boundaries are of mixed construction being stone walling to rear overlooking the local church and substantial fence panels inset into brick pillars extending along the front boundary.

We highly recommend internal and external inspection of this property to fully appreciate the accommodation provided.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note:  
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.