



The Heaton  
Lancaster Approach, Middle Rasen, Lincoln

**BROWN & CO**



# The Heaton, Lancaster Approach, Middle Rasen, Lincoln

The Heaton is a substantial detached dwelling extending to around 2,700 sq ft with flexible living accommodation spread over three floors.

The property forms part of the Lancaster Approach development which is a collection of just six bespoke and luxury homes built by local developers Brook Estates. This highly anticipated development is situated in the quaint Lincolnshire village of Middle Rasen with good local amenities.

Each property occupies a minimum of a fifth of an acre plot and benefits from stunning field views making this a luxurious residential development.

Three properties are already sold and occupied with the final two properties under construction alongside the newly completed plot 5. At present there is an opportunity to specify your own kitchen, but please contact us soon to express your interest in the property.



## Key Features

- 5/6 double bedrooms
- All bedrooms with en-suite shower rooms
- En-suite and walk in dressing room to master bedroom
- Office space and storage room to second floor
- Stunning open-plan kitchen diner lounge
- Bifold doors to the spacious rear garden
- A generous utility and ground floor W/C
- Separate ground floor snug/kids playroom
- 20ft formal living room with multi-fuel burner
- Inglenook style fireplace
- Traditional Lincolnshire red brick
- Premium slate roof tiles
- Triple garage with upstairs living space with separate entrance
- Exterior PIR sensor lighting to buyers specification
- Fully enclosed rear garden

## Room Type

- Lounge
- TV Room
- Kitchen/ Diner
- Utility
- Master Bedroom
- En-suite
- Dressing Room
- Bedroom 2
- En-suite
- Bedroom 3
- Bedroom 4
- En-suite 4'
- Entertainment Area /Bed 6
- Bedroom 5
- En-suite

## Size (ft)

- 13'9" x 20'4"
- 12'1" x 10'2"
- 15'1" x 26'2"
- 8'10" x 11'9"
- 13'9" x 13'5"
- 6'10" x 6'6"
- 6'6" x 6'6"
- 15'1" x 15'5"
- 3'3" x 5'2"
- 12'1" x 9'10"
- 13'9" x 10'2"
- 11" x 9'6"
- 14'1" x 9'10"
- 15'5" x 9'10"
- 9'6" x 4'7"

## Size (m)

- 4.2 x 6.2
- 3.7 x 3.1
- 4.6 x 8
- 4.6 x 7.9
- 4.2 x 4.1
- 2.1 x 2.0
- 2.0 x 2.0
- 4.6 x 4.7
- 1.0 x 1.6
- 3.7 x 3.0
- 4.2 x 3.1
- 1.5 x 2.9
- 4.3 x 3.0
- 4.7 x 3.0
- 2.9 x 1.4

## Broadband & Mobile

We understand from the Ofcom website there is mobile coverage from EE, O2, Three and Vodafone. We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 1000 Mbps.

## Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted.

## Tenure & Possession

Freehold and for sale by private treaty.

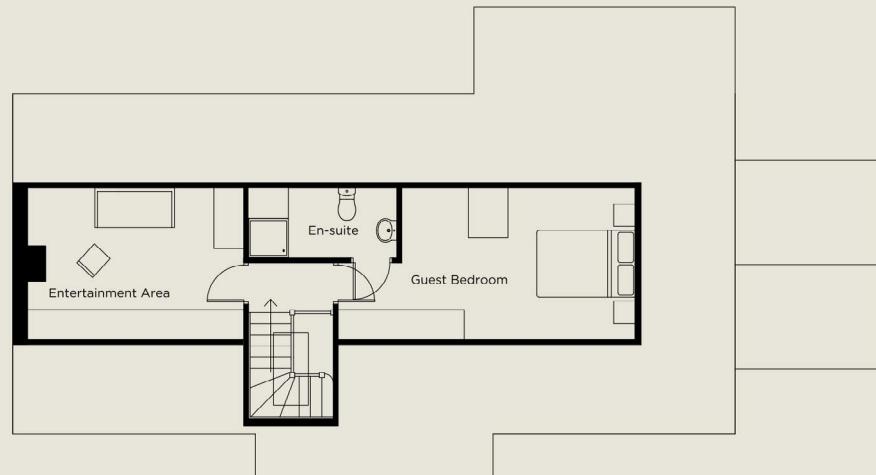
## Agent

James Mulhall  
01522 504304  
lincolnresidential@brown-co.com

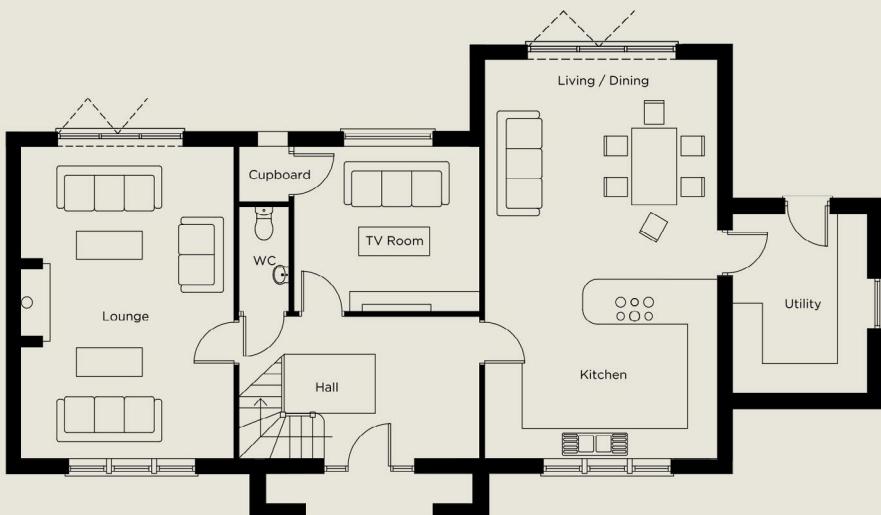


# THE HEATON FLOOR PLANS

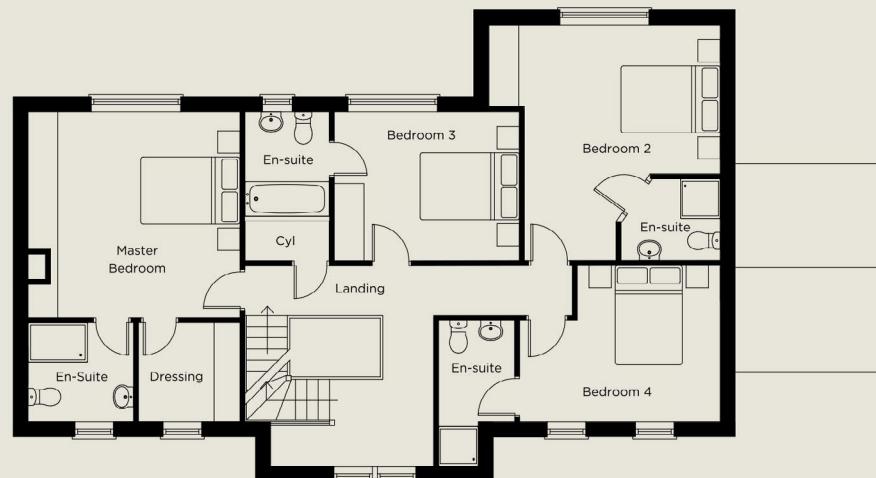
## SECOND FLOOR



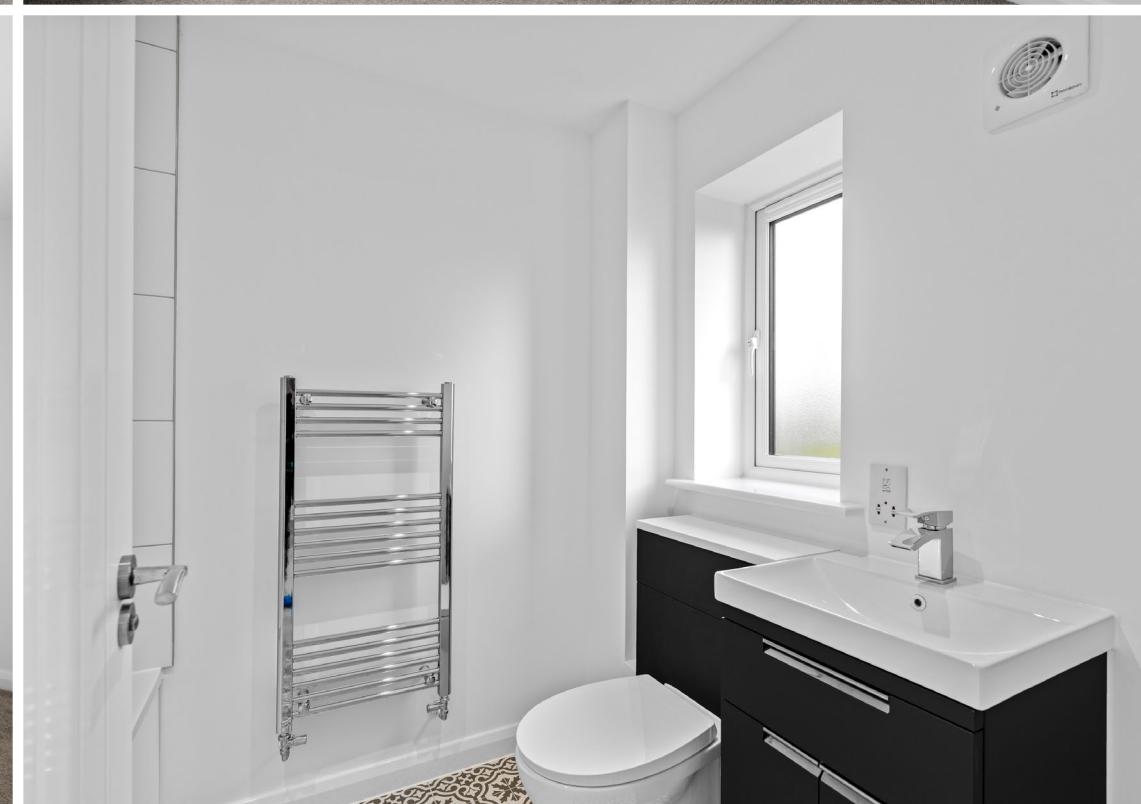
## GROUND FLOOR



## FIRST FLOOR



Site plans are indicative only. Floor plans are for approximate measurements only. Exact layout and sizes may change.







#### Directions - LN8 3JX

Follow the A46 towards Market Rasen and upon reaching the T junction at Middle Rasen turn right onto Gainsborough Road and the property is located on your right.

<https://what3words.com/nitrogen.encloses.jigging>

#### IMPORTANT NOTICES

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