



The Heaton

Lancaster Approach, Middle Rasen, Lincoln

BROWN & CO



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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.

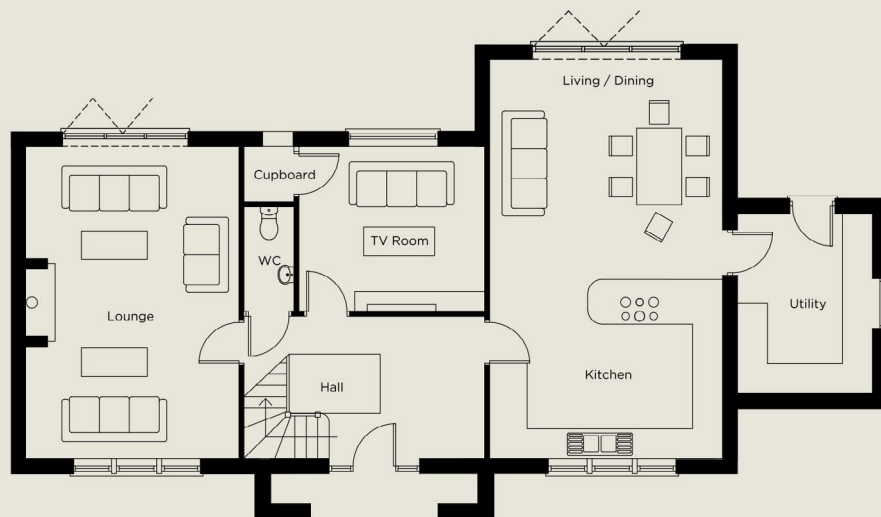


Key Features	Room Type	Size (ft)	Size (m)	Broadband & Mobile
• 5/6 double bedrooms	Lounge	13'9" x 20'4"	4.2 x 6.2	We understand from the Ofcom website there is mobile coverage from EE, O2, Three and Vodafone. We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 1000 Mbps.
• All bedrooms with en-suite shower rooms	TV Room	12'1" x 10'2"	3.7 x 3.1	
• En-suite and walk in dressing room to master bedroom	Kitchen/ Diner	15'1" x 26'2"	4.6 x 8	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.
• Office space and storage room to second floor	Utility	8'10" x 11'9"	4.6 x 7.9	
• Stunning open-plan kitchen diner lounge	Master Bedroom	13'9" x 13'5"	4.2 x 4.1	Tenure & Possession Freehold and for sale by private treaty.
• Bifold doors to the spacious rear garden	En-suite	6'10" x 6'6"	2.1 x 2.0	
• A generous utility and ground floor W/C	Dressing Room	6'6" x 6'6"	2.0 x 2.0	Agent James Mulhall 01522 504304 lincolnresidential@brown-co.com
• Separate ground floor snug/kids playroom	Bedroom 2	15'1" x 15'5"	4.6 x 4.7	
• 20ft formal living room with multi-fuel burner	En-suite	3'3" x 5'2"	1.0 x 1.6	
• Inglenook style fireplace	Bedroom 3	12'1" x 9'10"	3.7 x 3.0	
• Traditional Lincolnshire red brick	Bedroom 4	13'9" x 10'2"	4.2 x 3.1	
• Premium slate roof tiles	En-suite 4'	11" x 9'6"	1.5 x 2.9	
• Triple garage with upstairs living space with separate entrance	Entertainment Area /Bed 6	14'1" x 9'10"	4.3 x 3.0	
• Exterior PIR sensor lighting to buyers specification	Bedroom 5	15'5" x 9'10"	4.7 x 3.0	
• Fully enclosed rear garden	En-suite	9'6" x 4'7"	2.9 x 1.4	

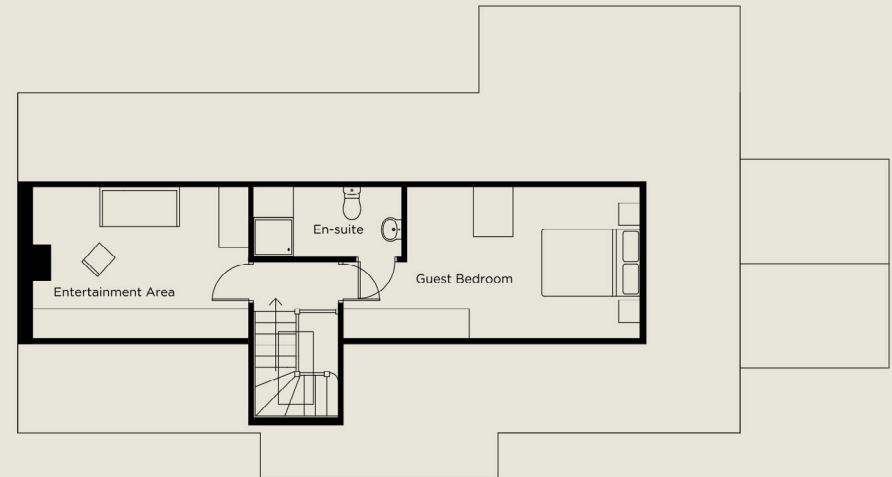


THE HEATON FLOOR PLANS

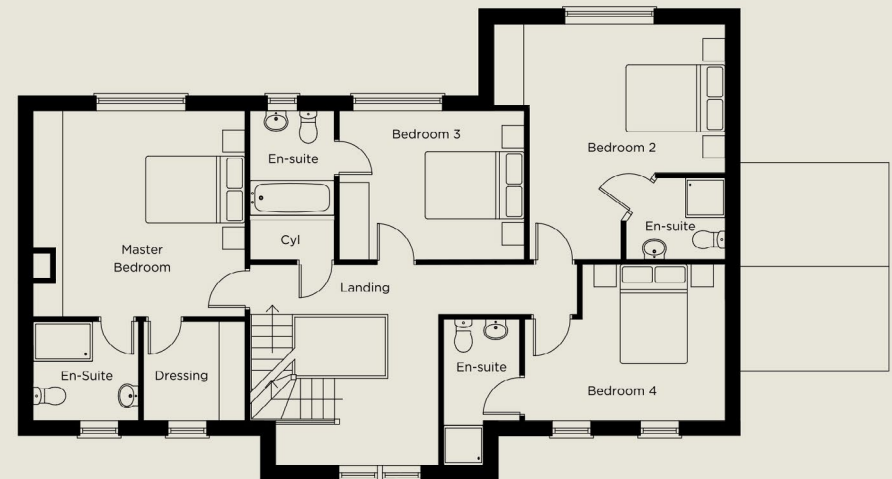
GROUND FLOOR



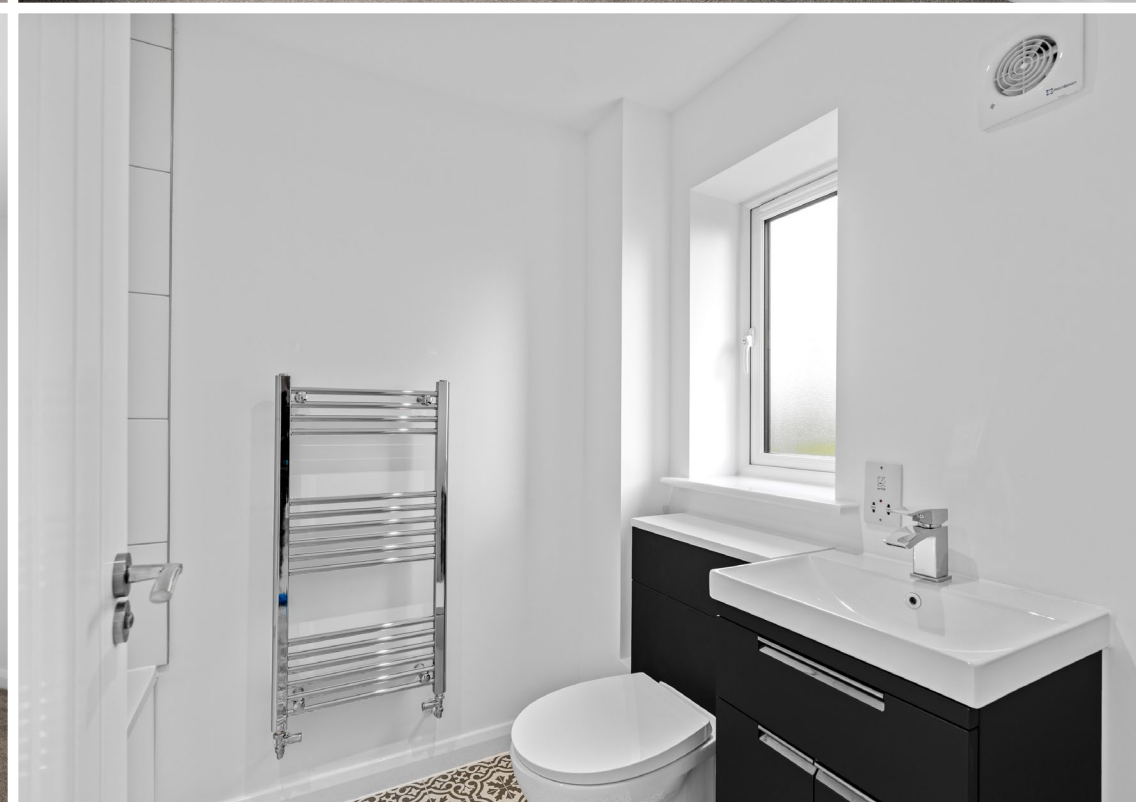
SECOND FLOOR



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>

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