



## CORNER HOUSE CHURCH STREET

MARKET RASEN, LN7 6NP

£425,000  
FREEHOLD

An exceptional contemporary residence arranged over three elegant floors, showcasing a breathtaking L-shaped open-plan living kitchen dining space with bi-fold doors, high-spec integrated appliances and bespoke finishes throughout. With underfloor heating, solar panels with battery storage, electric gated parking for six vehicles and a detached garage with private gym space, this turnkey home delivers refined village living at its finest.



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# CORNER HOUSE CHURCH



## DESCRIPTION

An exceptional statement home of style and substance, this remarkable four/five bedroom contemporary residence is arranged over three beautifully curated floors, each with its own W.C., offering both practicality and prestige in equal measure.

The true showpiece of the home is the breathtaking L-shaped rear extension, unveiling an expansive open-plan living kitchen dining space designed to impress. Bathed in natural light and finished to an impeccable standard, this space blends sophistication with comfort. The bespoke kitchen features high-spec integrated appliances, double Slide & Hide Neff ovens and a cleverly designed pull-out breakfast nook cupboard, while built-in ceiling speakers enhance the ambience. Striking bi-fold doors create a seamless transition to the garden, delivering effortless indoor-outdoor living ideal for entertaining on any scale.

The bedroom accommodation is equally impressive, offering four or five generously proportioned rooms, providing flexibility for luxurious family living, guest suites or refined home working. Underfloor heating to both the ground and first floors ensures a warm, indulgent feel underfoot, complemented by oil-fired central heating for year-round comfort.

Externally, electric driveway gates open onto an expansive frontage providing secure off-road parking for up to six vehicles. The detached garage adds further versatility and includes a separate room currently styled as a private home gym. Thoughtfully enhanced with a water softener system, PIV system and solar panels with 10kW battery storage, this home combines elegance with intelligent efficiency.

Positioned on the most desirable side of the village and offered with no onward chain, this is a turnkey home that delivers luxury, lifestyle and lasting impression in equal measure.

## HALLWAY

## LIVING ROOM

## DOWNSTAIRS W.C

## UTILITY

## KITCHEN/LIVING/DINING ROOM

## FIRST FLOOR HALLWAY

## BEDROOM ONE

## ENSUITE

## BEDROOM TWO

## FAMILY BATHROOM

## BEDROOM 5/HOME OFFICE

## SECOND FLOOR HALLWAY

## BEDROOM THREE

## BEDROOM FOUR

## SECOND FLOOR W.C

## GARAGE/PARKING/GARDENS

With off road parking for multiple vehicles via electric gates, garage sectioned into a room for a home gym plus a garage area for storage and or a vehicle, could be converted into an Annex with ease

# CORNER HOUSE CHURCH





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## ADDITIONAL INFORMATION

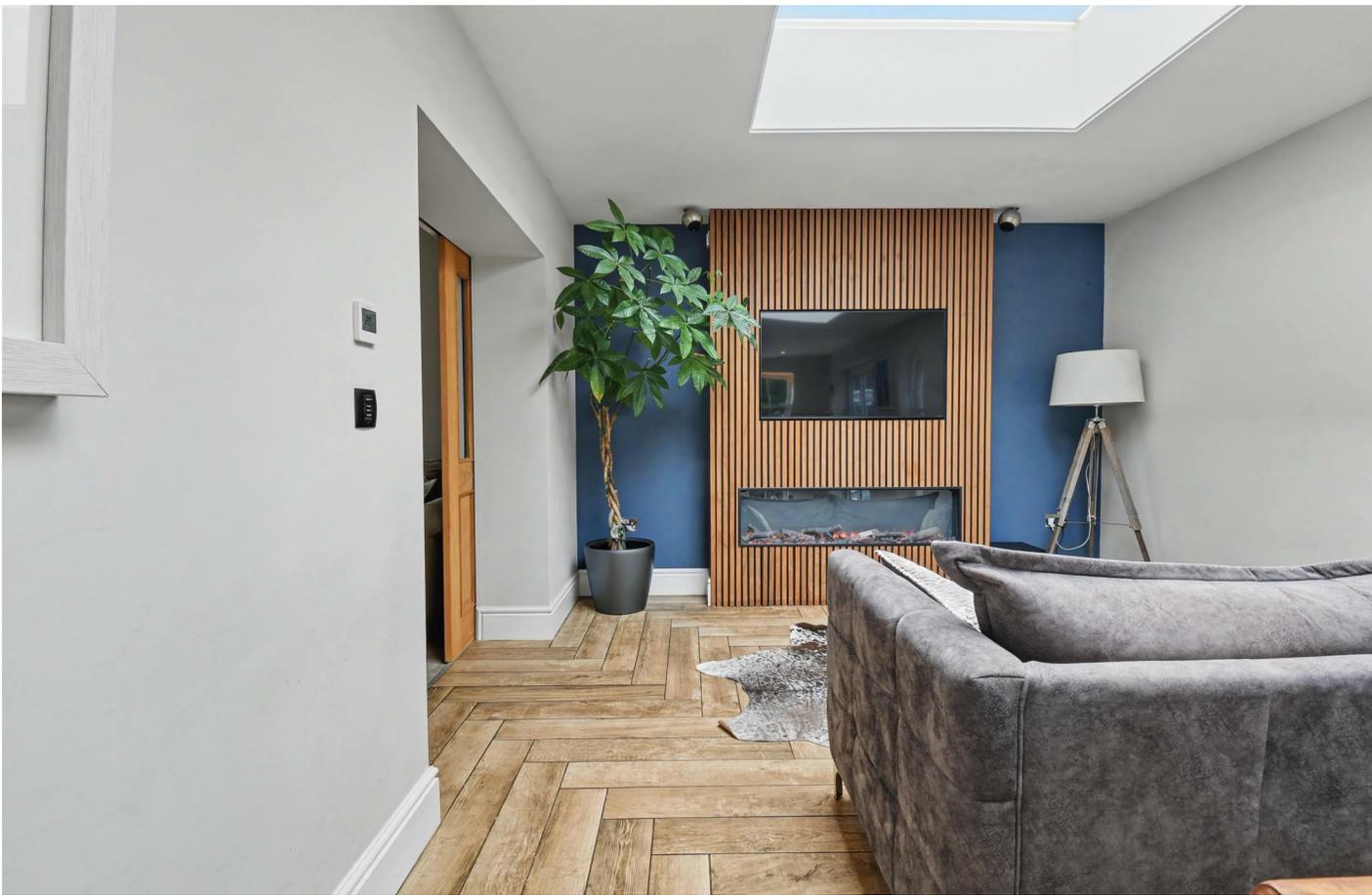
**Local Authority –**

**Council Tax – Band**

**Viewings – By Appointment Only**

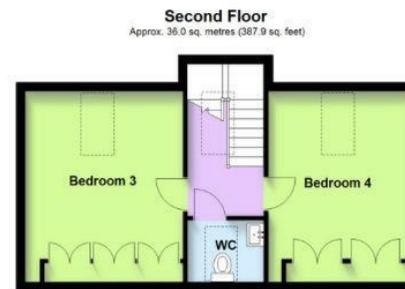
**Floor Area – sq ft**

**Tenure – Freehold**





Total area: approx. 202.5 sq. metres (2179.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</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	

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

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THE PERSONAL AGENTS

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