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Middlefield Lane, Glentham



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£255,000



DETACHED 3 BEDROOM FAMILY HOME set in a rare 0.4 acre private plot (1618 square meters) - WITH LOTS OF POTENTIAL IN NEED OF MODERNISATION in the popular Village of Glenthams. Offering spacious accommodation comprising a lounge, sitting room, kitchen diner, utility room and WC. Driveway, timber garage & NO ONWARD CHAIN

#### Key Features

- Detached Family Home
- Popular Village Location
- Generous Plot - Approx 0.4 Acre
- Spacious Accommodation
- Entrance Hall, Lounge
- Sitting Room, Kitchen Diner
- EPC rating F
- Tenure: Freehold

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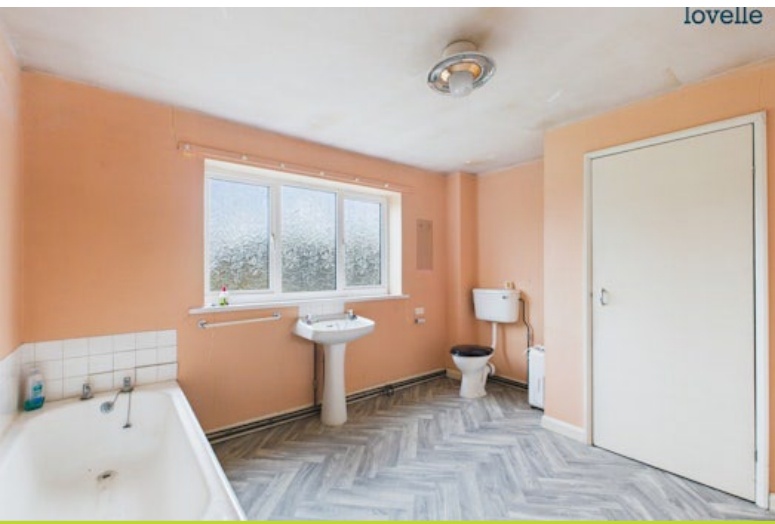
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## Situation

Glentham is a small village which lies approximately 8 miles West Of Market Rasen. Glentham boasts amenities as a village store, a very active village hall running events such as pub nights and takeaway nights, a garage, a village hall, an outreach Post Office and a Grade 1 listed church, St Peters, dating from the 13th century. Market Rasen is a small historic Market Town which boasts bustling streets, local shops selling local produce, friendly pubs and stunning surrounding countryside. Facilities are excellent and besides the thriving shopping centre there's a police station, fire and ambulance stations, railway station, excellent schooling, doctor's surgery, good access to NHS dentists and a library. On top of all that, there's a racecourse the only one in Lincolnshire and a golf course, and a fair number of new residential developments which have brought in new residents to this pleasant corner of Lincolnshire.

### Entrance Hall

0.93m x 0.93m (3'1" x 3'1")

double glazed entrance door and stairs to first floor accommodation

### Lounge

3.62m x 3.58m (11'11" x 11'8")

double glazed window to front aspect and feature fireplace

### Sitting Room

3.61m x 3.59m (11'10" x 11'10")

double glazed window to front aspect and feature fireplace

### Kitchen Diner

6.26m x 3.06m (20'6" x 10'0")

a range of fitted base units, space for cooker, space for undercounter fridge, stainless steel sink unit, tiled splash backs, vinyl flooring, pantry cupboard, understairs storage cupboard, double glazed window to rear aspect and double glazed side entrance doors

### Utility Room

0.89m x 3.03m (2'11" x 9'11")

space and plumbing for washing machine, vinyl flooring and double glazed window to rear aspect

### WC

0.94m x 1.65m (3'1" x 5'5")

low level WC, vinyl flooring and double glazed window to rear aspect

### Landing

roof void access

### Bedroom 1

3.62m x 3.6m (11'11" x 11'10")

double glazed window to front aspect and fitted storage

## Bedroom 2

3.69m x 3.61m (12'1" x 11'10")

double glazed window to front aspect

## Bedroom 3

3.63m x 3.03m (11'11" x 9'11")

double glazed window to rear aspect and fitted storage

## Bathroom

2.93m x 3.04m (9'7" x 10'0")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, tiled splash backs, airing cupboard, vinyl flooring and double glazed window to rear aspect

## Gardens

occupying a generous plot of approximately 0.4 acre (1618 square meters), being mostly laid to lawn with mature shrubs and trees. With the size of the plot it offers a wide variety of options including permitted development opportunities for house extension / garden office / studios / outdoor workshops or mini-orchards, professional-grade vegetable plots, hobby farming.

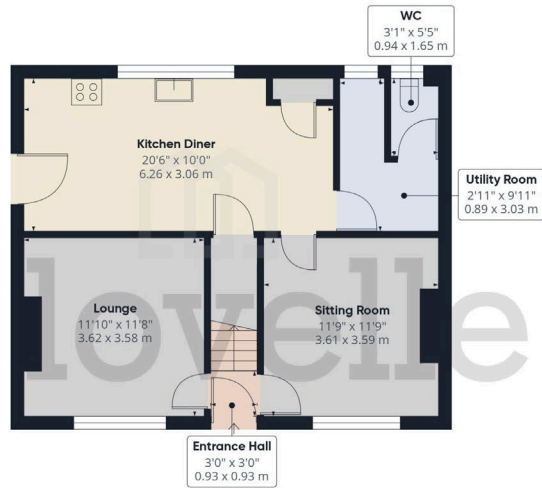
## Driveway & Timber Garage

generous driveway to the side of the property providing ample off road parking for a number of vehicles giving access to the timber garage

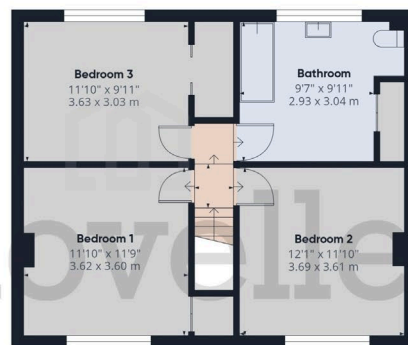
## Agents Notes

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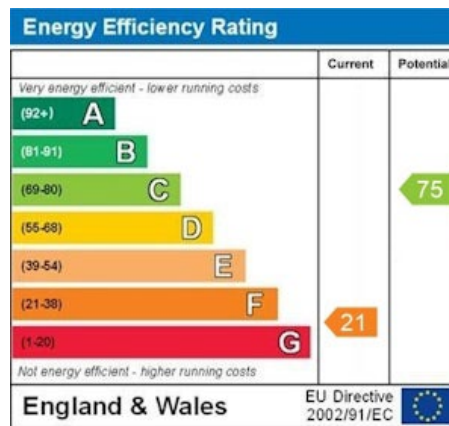
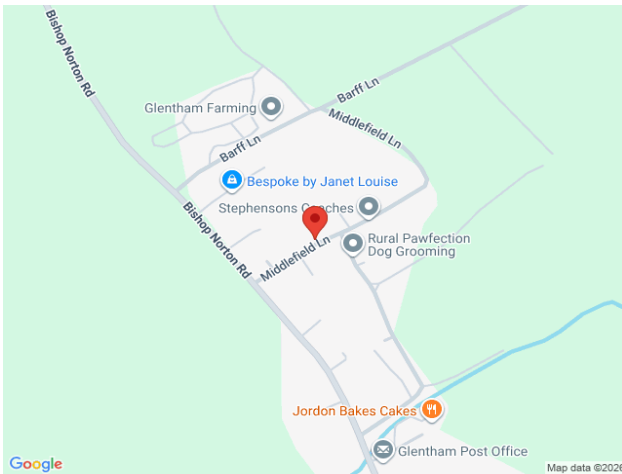
Ground Floor



Approximate total area<sup>m</sup>  
1145 ft<sup>2</sup>  
106.5 m<sup>2</sup>

(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.



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