



Rasebrook Farm
Middle Rasen, Lincoln



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Built in 2008 by a local developer, Rasebrook Farm is an impressive three story, five bedroom family home extending to around 2,777 sq ft. The well presented accommodation comprises a generous entrance hall, wc, snug/study, sitting room, dining room, kitchen, utility and garden room to the ground floor. The first floor offers three double bedrooms, en-suite shower room and a Jack and Jill shower room. The second floor is currently set up as a fourth bedroom, family bathroom and second lounge which could easily be turned into the fifth bedroom or you may choose to use this floor as a master suite with dressing room.

The property sits in a total of 2 acres which is predominately grassland with more formal gardens, patio area and parking for several vehicles adjoining the house. Alongside the dwelling sits a fantastic office/workshop/garage building which extends to just under 2000 ft.². This immaculate space offers a four bay garage with good eave heights as demonstrated with the current two car lift in garage four. A further workshop with timber entrance doors to both sides and a very well appointed office/gym to the second floor. This high specification building offers buyers a number of uses as it benefits from commercial planning use.



ACCOMMODATION

Entrance Porch

With stairs to first floor, radiator and door to;

WC

Two piece suite comprising WC, wash hand basin and radiator.

Sitting Room

Double glazed casement window to front elevation and double glazed patio doors to rear elevation, cast-iron fireplace with marble surround.

Snug/Study

Double glazed casement window to front elevation, radiator.

Dining Room

Double glazed casement window to side elevation, radiator.

Kitchen

Double glazed casement window to side elevation, fitted wall and base units with double Belfast sink, Mercury range cooker with extractor over, part tiled walls, radiator, archway to;

Garden Room

Double glazed windows to side and rear elevations with wooden shutters, four Velux windows and double glazed French doors to side elevations, air source heater/AC unit.

Utility

Double glazed casement window to side elevation, fitted wall and base units with double Belfast sink, space and plumbing for washing machine, tumble dryer, dishwasher, Worcester boiler.

First Floor

Bedroom One

Double glazed casement window to front elevation, built-in wardrobes, two radiators.

En-suite Shower Room

Double glazed casement window to rear elevation, three-piece suite comprising large walk-in shower, dual wash basins, wc and fully tiled walls.

Bedroom Two

Double galzed casement windows to front elevation, radiator.

Jack and Jill Shower Room

Double glazed casement window to side elevation, three-piece suite comprising large walk-in shower, low flush WC, pedestal wash basin, heated towel rail, part tiled walls, extractor.

Bedroom Three

Double glazed casement windows to rear elevation, two radiators.

Landing

With stairs to second floor and radiator.

Second Floor

Bedroom Four

Double glazed Velux window to rear elevation, radiator.

Landing

Double glazed Velux window to rear elevation, airing cupboard with hot water tank.



Family Bathroom

Double glazed casement window to side & rear elevation, three-piece suite comprising Roll top bath, low flush WC, wash basin in vanity unit, radiator, part tiled walls, heated towel rail, extractor.

Second Floor Lounge/Bedroom five

Double glazed Velux windows to side elevations, radiator. The space is currently used as an additional lounge however could easily be divided to create a fifth bedroom or master suite with dressing room.

Garage/Workshop/Office

This impressive building extends to just under 2000 ft.² and offers a four bay garage with good eve heights as demonstrated with the current two car lift in garage four. A further workshop with timber entrance door to both sides and a very well appointed office/gym to the second floor. The building has ultra fast broadband, CCTV, electric roller shutter doors and a wc. It also benefits from commercial planning so new owner can explore a variety of uses. This high specification building offers buyers a number of uses as it benefits from commercial planning use.

Location

Middle Rasen is a quaint, countryside village on the edge of the Lincolnshire Wolds, ideally located on the A46 between the Cathedral City of Lincoln (18 miles) and the Coastal Town of Grimsby (21 miles). Middle Rasen itself is home to the Nags Head Public House, the 12th Century 'St Peter's Church', the locally owned Post Office/convenience store and the Middle Rasen Primary School which enjoys a 'Good' rating by Ofsted. Middle Rasen possesses a genuine community spirit and feel which is enjoyed by residents.

Nearby Market Rasen is a well served market town with a wealth of amenities including Shops, Public houses, Restaurants, Leisure Centre, Golf Course, Horse Racing, Train Station, Schooling and easy access to lovely walks in the nearby by Willingham Woods and the Lincolnshire Wolds which is an area of outstanding natural beauty. Humberside airport is just 16 miles away and offers international departures.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band E

Mobile

Mobile coverage can vary from providers so we advise interested parties to check on their providers website.

Broadband

We understand from the Ofcom website that standard, super fast and Ultra fast broadband is available at this property with a maximum download speed of 1800 Mbps and an upload speed of 220 Mbps.

Services

The property and workshop/office offers mains water, gas, electric and mains sewer connections.

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. We are most grateful for your assistance with this.

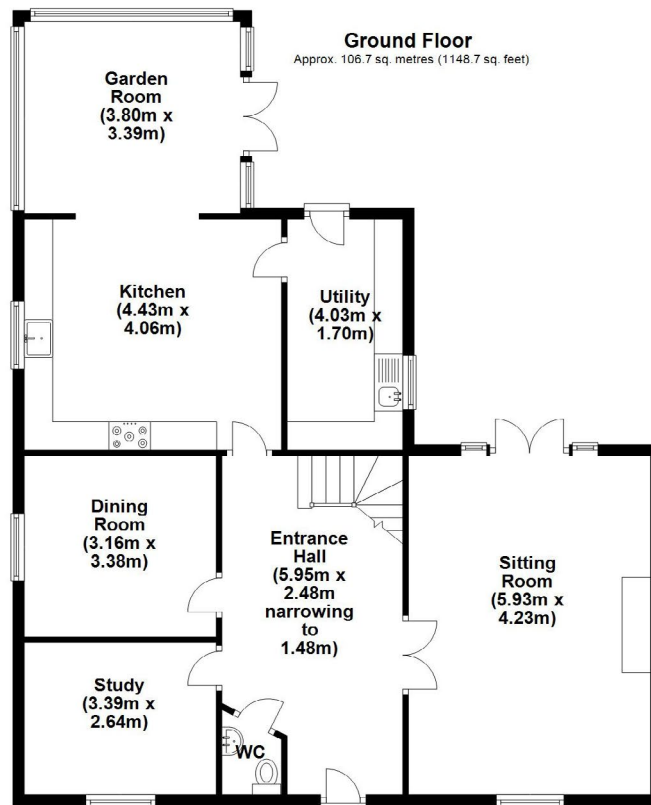
Agent

James Mulhall

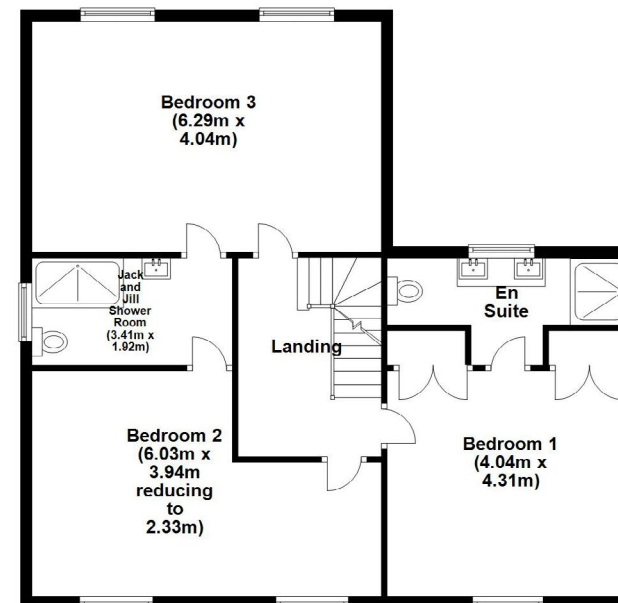
01522 504304

lincolnresidential@brown-co.com

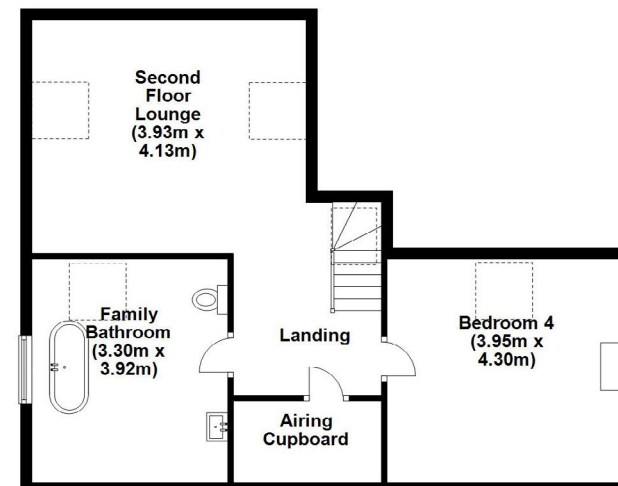




First Floor
Approx. 88.3 sq. metres (950.2 sq. feet)



Second Floor
Approx. 63.0 sq. metres (678.2 sq. feet)

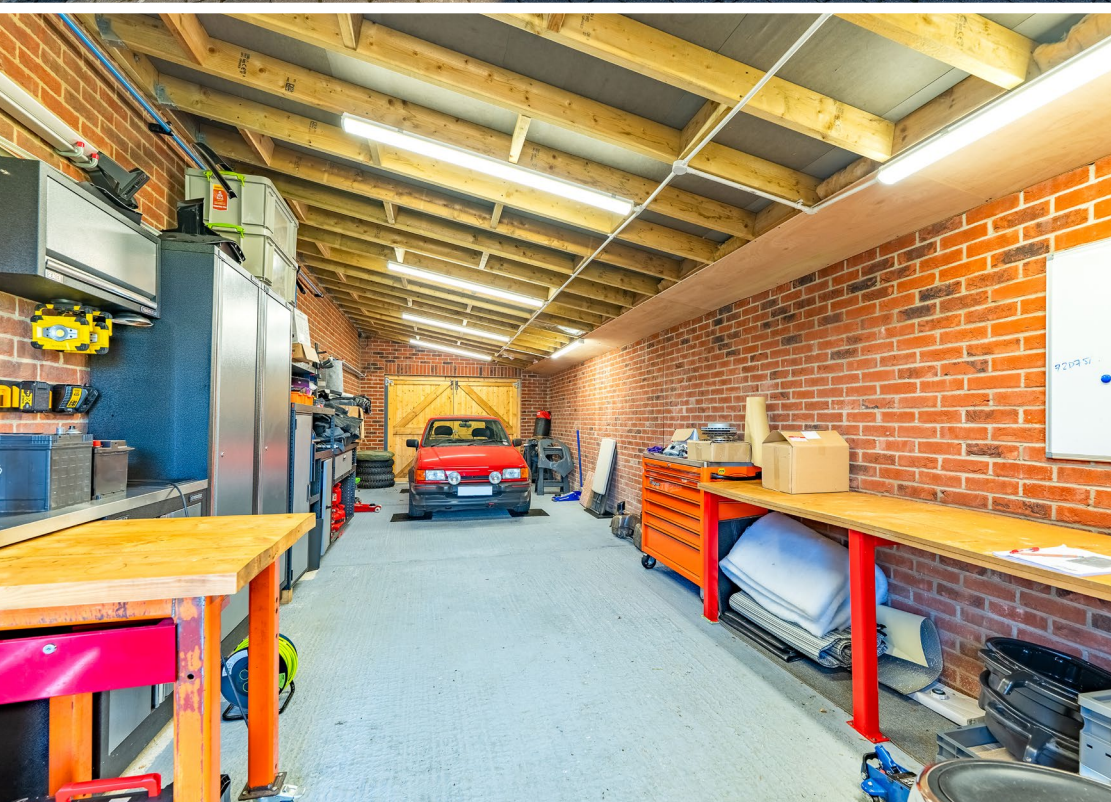


Total area: approx. 258.0 sq. metres (2777.1 sq. feet)

The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

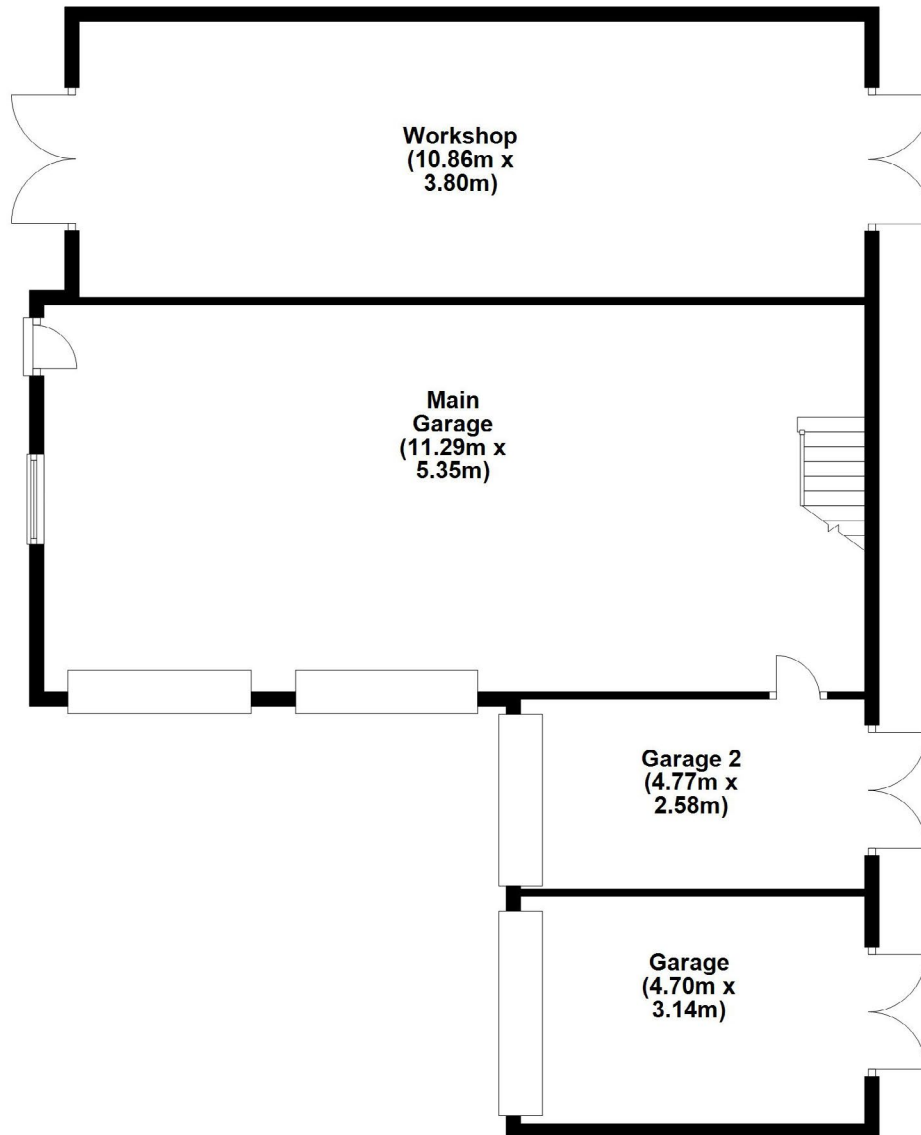






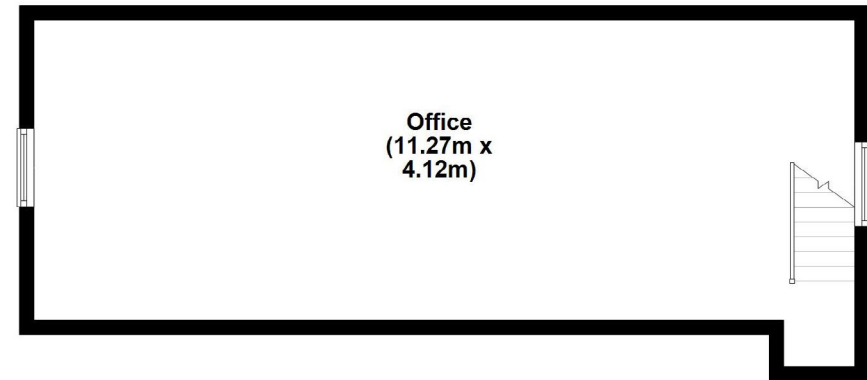
Ground Floor

Approx. 130.4 sq. metres (1403.4 sq. feet)



First Floor

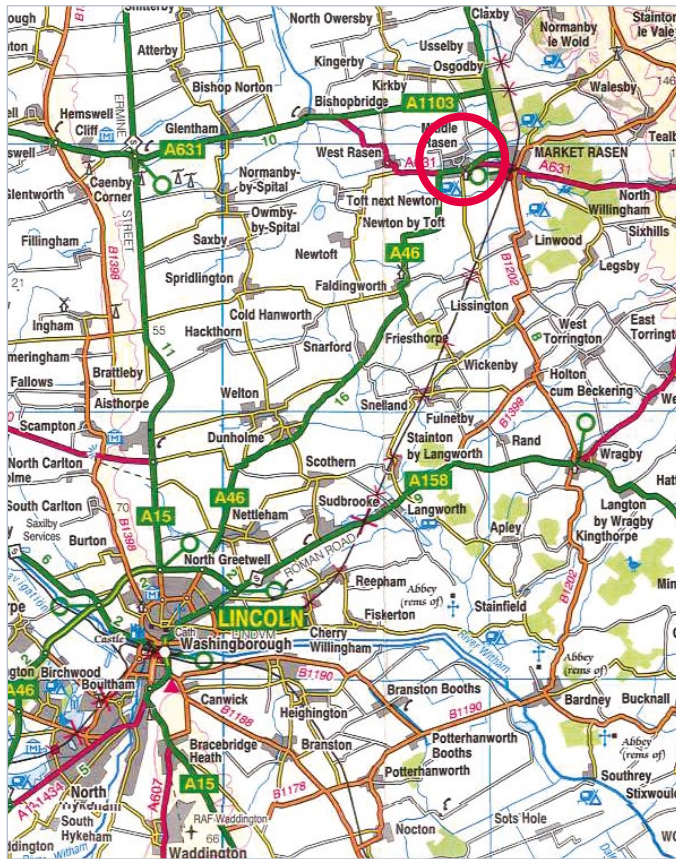
Approx. 47.3 sq. metres (508.8 sq. feet)



Total area: approx. 177.6 sq. metres (1912.1 sq. feet)

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Energy performance certificate (EPC)

Rasebrook Farm North Street Middle Rasen MARKET RASEN LN8 3TS	Energy rating C	Valid until:	17 March 2035
		Certificate number:	9084-3048-3207-7715-0200

Property type: Detached house
Total floor area: 244 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions - LN8 3TS
Follow the A46 Gainsborough Road towards Middle Rasen until you reach a left hand turn onto Manor Drive. Stay on this road which leads into North Street where the property can be found on the left hand side just past the Primary School.

<https://what3words.com/competing.firework.snack>

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