

Buy. Sell. Rent. Let.



Heath Court, Middle Rasen



4



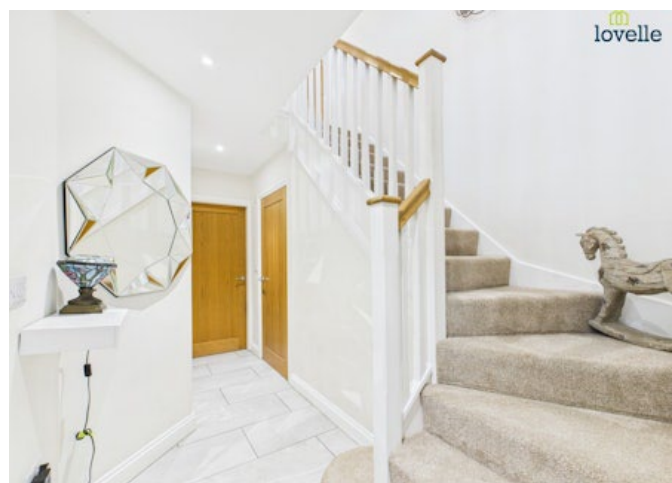
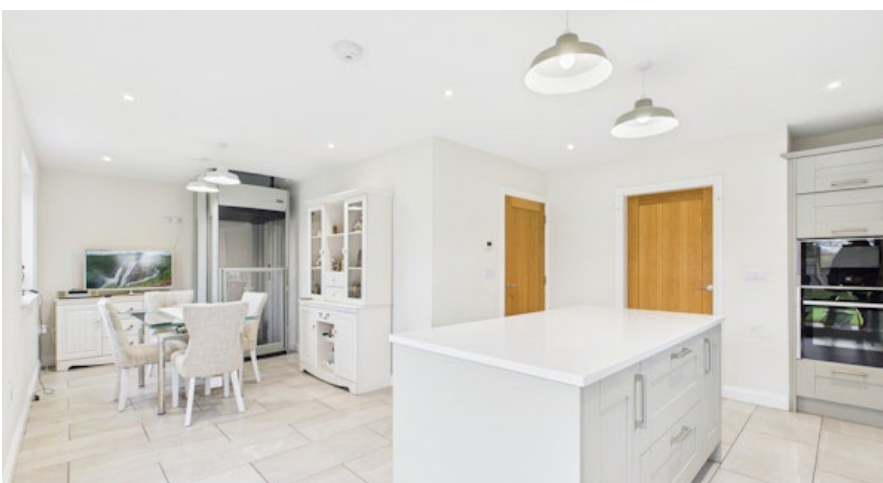
3



2

When it comes to
property it must b





£475,000

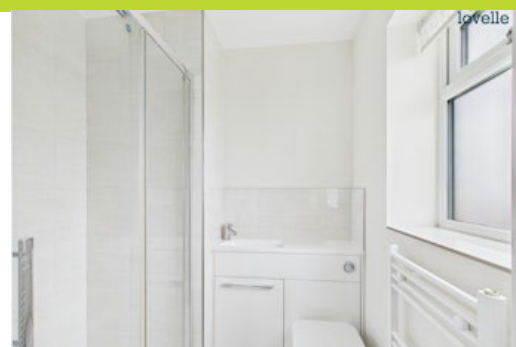
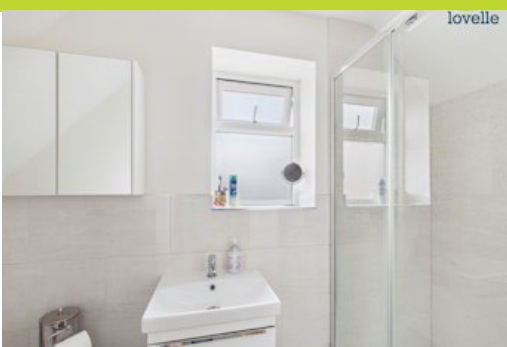
4 3 2

STUNNING DETACHED FAMILY HOME on a GENEROUS PLOT (Potential building plot STP). Spacious and Well presented throughout comprising entrance hall, study, WC, lounge, kitchen dining room, utility, 4 double bedrooms, 2 ensuite and wet room. GARDENS, DOUBLE GARAGE & Driveway with NO ONWARD CHAIN

Key Features

- Modern Detached Family Home
- Popular Residential Location
- Spacious & Well Presented
- Underfloor Heating to Ground Floor
- Double Garage & Driveway
- NO ONWARD CHAIN
- Entrance Hall, WC, Study
- Lounge, Kitchen Diner, Utility
- 4 Bedrooms, 2 Ensuite & Wet Room
- Generous Gardens / Potential Plot
- EPC rating B
- Tenure:Freehold





Situation

Middle Rasen itself is home to the 12th Century 'St Peter's Church', Middle Rasen Primary School which has gained a 'Good' rating from Ofsted, Nags Head Public House and locally owned and run Post Office / local shop. Middle Rasen really is a little gem of a village. Friendly & welcoming community spirit that really does feel like home. The neighbouring Market Town of Market Rasen is just a short drive away. Charles Dickens once described Market Rasen as 'the sleepest town in England' These days it is a bustling market town with a varied selection of friendly independent shops, regular markets and an abundance of places to eat and drink. Situated on the edge of the town, is the wonderful market Rasen Racecourse. This is a top national hunt course and attracts some of the best horses & jockeys in the country. It is well worth a visit whether you fancy a flutter or just want to experience the exciting atmosphere of a race day.

Entrance Hall

3.95m x 1.52m (13'0" x 5'0")

double glazed entrance door, tiled flooring and stairs to first floor accommodation

WC / Cloakroom

2.21m x 0.8m (7'4" x 2'7")

low level WC, vanity hand wash basin, tiled splash backs and tiled flooring

Study

2.14m x 1.94m (7'0" x 6'5")

double glazed window to front aspect and tiled flooring

Lounge

3.87m x 5.93m (12'8" x 19'6")

double glazed bay window to front aspect, double glazed window to rear aspect tiled flooring and feature fireplace

Kitchen Dining Room

7.72m x 2.58m (25'4" x 8'6")

a range of fitted wall and base units, central island with breakfast bar, double electric oven, 4 ring hob, integrated dishwasher, stainless steel sink unit, integrated fridge freezer, tiled flooring, lift to first floor, 2 double glazed windows to side aspect, double glazed window to rear aspect and bi-folding doors

Utility

2.65m x 1.93m (8'8" x 6'4")

a range of fitted wall and base units, space and plumbing for washing machine, stainless steel sink unit, tiled flooring and uPVC rear entrance door

Landing

5.44m x 2.37m (17'10" x 7'10")

double glazed window to front aspect, roof void access and storage cupboard

Bedroom 1

3.46m x 5.66m (11'5" x 18'7")

double glazed window to front aspect, radiator and 'Velux' style window to rear aspect

Ensuite

2.92m x 0.97m (9'7" x 3'2")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, tiled splash backs, tiled flooring, heated towel rail and double glazed window to side aspect

Bedroom 2

3.26m x 3.64m (10'8" x 11'11")

double glazed window to rear aspect, radiator and fitted wardrobe

Ensuite

1.78m x 1.38m (5'10" x 4'6")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, tiled splash backs, tiled flooring, heated towel rail and double glazed window to rear aspect

Bedroom 3

3.92m x 2.81m (12'11" x 9'2")

double glazed window to rear aspect and radiator

Bedroom 4

4.3m x 2.59m (14'1" x 8'6")

double glazed window to rear aspect, radiator and lift access

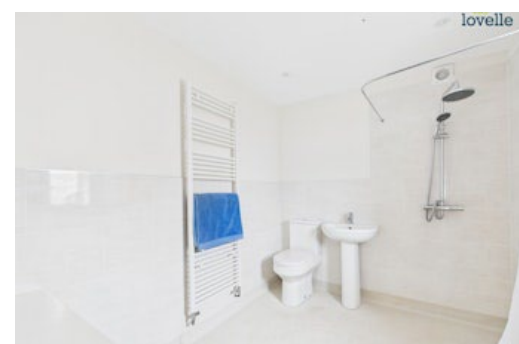
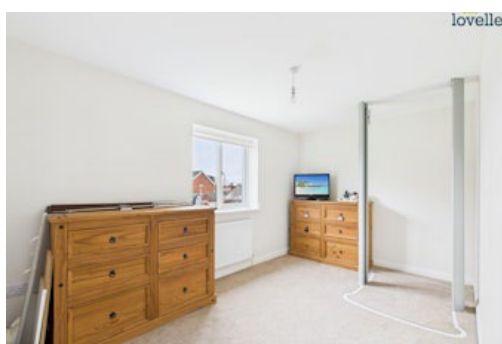
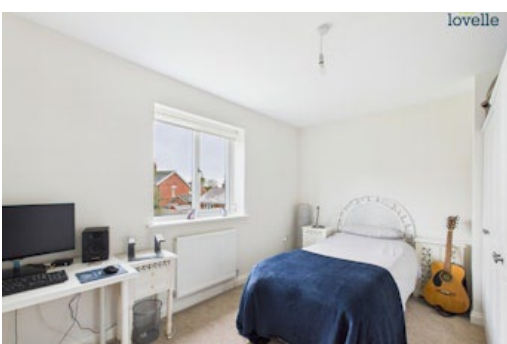
Wet Room

2.64m x 2.2m (8'8" x 7'2")

3 piece suite comprising low level WC, pedestal hand wash basin, shower, tiled splash backs, vinyl flooring, heated towel rail and double glazed window to front aspect

Gardens

occupying a generous plot being mostly laid to lawn, with paved patio area





Potential Plot

the garden could easily be split to accommodate a building plot (subject to planning). The garden / plot benefits from its own vehicular gated access

Double Garage

5.21m x 5.38m (17'1" x 17'8")

2 electric, remote-controlled roller doors, power, lighting, fitted shelving and wall mounted gas boiler

Driveway

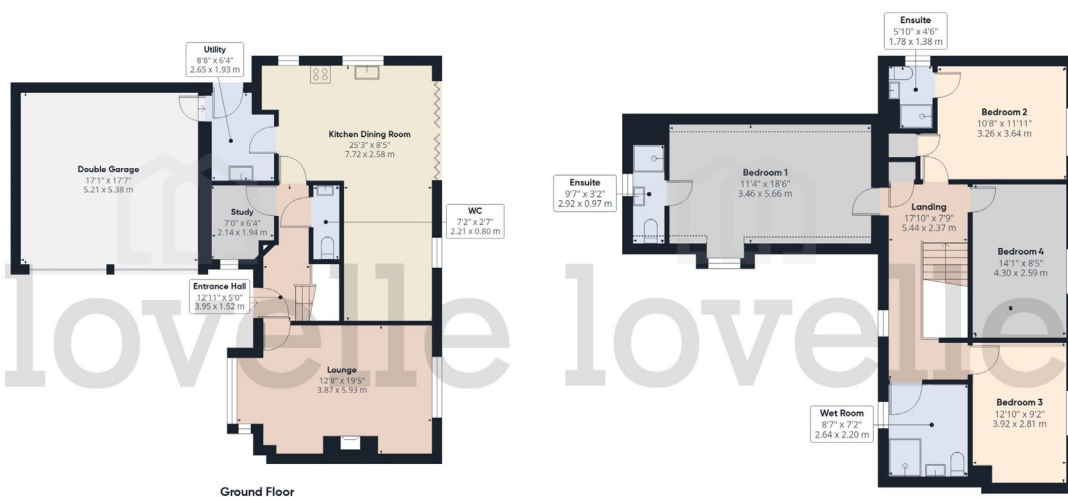
extensive block paved driveway providing ample off road parking for a number of vehicles

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





Approximate total area⁽¹⁾

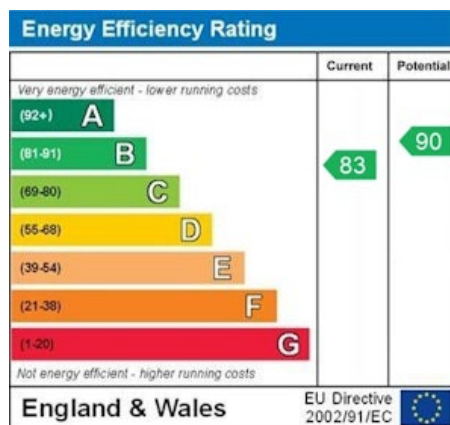
1835 ft²
170.7 m²

Reduced headroom
21 ft²
2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



When it comes to **property**
it must be



01673 844069

marketrasen@lovelle.co.uk