



Hillside Cottage, Glenthams

Market Rasen, LN8 2AN



Book a Viewing!

£335,000

A beautifully improved Four Bedroom Semi Detached Cottage situated on the edge of the sought after rural village of Glenthams, enjoying a superb non-estate position with open fields to the front, side and rear. The property has been thoughtfully enhanced by the current owner, carefully retaining a wealth of original character while incorporating modern comforts and significant recent upgrades. In recent months the home has undergone an extensive programme of improvement including re-plastered walls, full re-decoration, new carpets, re-wiring and updated plumbing, together with new double glazing installed throughout. A recently completed garage conversion now provides a generous Ground Floor Bedroom with En-suite Shower Room, creating excellent flexibility for multi-generational living, guest accommodation or potential annex-style use. The addition of a conservatory further enhances the living space and provides an attractive outlook across the garden. The well-presented accommodation comprises Entrance Porch, Hallway, Lounge, Dining Room, Wet Room, Kitchen, Conservatory, Ground Floor Bedroom with En-Suite Shower Room and a First Floor Landing leading to three further Bedrooms and a Family Bathroom. Occupying a generous plot, the property benefits from a substantial frontage with a driveway providing ample off road parking and creating an attractive approach. The rear gardens have recently been cleared and landscaped to create a lovely enclosed outdoor space enjoying open field views, offering a peaceful and private setting. Viewing of this impressive home is highly recommended to fully appreciate its position, space and quality of finish. The property has been further enhanced with a newly installed air source heat pump (February 2026), 21 owned solar panels, new internal wall insulation and radiators installed in January 2026, improving both energy efficiency and overall comfort.



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SERVICES

All mains services available. Newly installed air source heat pump (February 2026), 21 owned solar panels, new cavity wall insulation and radiators installed in January 2026.

EPC RATING – B.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Glentham is a rural, medium sized village to the north of Lincoln. Complete with village hall, village convenience shop, public house and fuel station/garage and is also within easy access to the Market Town of Market Rasen where all the usual facilities and amenities can be found.



ACCOMMODATION

PORCH

With double glazed windows to the front and side aspects, wall lights and laminate flooring.

HALL

With staircase to the first floor, laminate flooring and radiator.

LOUNGE

13' 3" x 12' 10" (4.05m x 3.92m) With double glazed window to the front aspect, double glazed French doors to the conservatory, feature brick fireplace, wall lights and radiator.

DINING ROOM

15' 7" x 13' 10" (4.77m x 4.22m) With double glazed window to the front aspect, feature brick fireplace, wall lights, laminate flooring and radiator.

WET ROOM

8' 3" x 5' 1" (2.52m x 1.56m) Fitted with a three piece suite comprising of wet room shower, close coupled WC and wash hand basin and double glazed window to the side aspect.



KITCHEN

13' 10" x 10' 7" (4.23m x 3.23m) Fitted with a range of base and wall units with work surfaces over, 1 ½ bowl sink with side drainer and mixer tap over, fridge freezer and washing machine (to be included), eye level electric oven, LPG bottled gas hob, tiled splashbacks, laminate flooring, radiator and double glazed window to the rear aspect.



CONSERVATORY

16' 5" x 10' 9" (5.02m x 3.30m) With double glazed French doors to the rear garden and radiator.



BEDROOM 4

9' 4" x 9' 3" (2.84m x 2.83m) With double glazed window to the front aspect, wall lights and radiator.

EN-SUITE SHOWER ROOM

6' 3" x 4' 2" (1.91m x 1.28m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit, tiled splashbacks and laminate flooring.



FIRST FLOOR LANDING

With double glazed window to the rear aspect, spotlights and radiator.

BEDROOM 1

13' 9" x 13' 3" (4.20m x 4.04m) With double glazed window to the front aspect, spotlights and radiator.

BEDROOM 2

14' 0" x 9' 7" (4.28m x 2.94m) With double glazed windows to the front and rear aspects and radiator.



BEDROOM 3

12' 6" x 9' 9" (3.82m x 2.99m) With double glazed windows to the front aspect, fitted wardrobes, spotlights and radiator.

BATHROOM

9' 9" x 8' 3" (2.99m x 2.54m) Fitted with a three piece suite comprising of panelled bath, close coupled WC and wash hand basin in a vanity style unit, laminate flooring, radiator and double glazed window to the front aspect.



OUTSIDE

The property sits set back from the road with a large block paved driveway to the front with turning space providing ample off street parking. There is a lawned front garden with garden shed, summer house and an original well. To the rear of the property is an enclosed garden laid mainly to lawn backing onto open fields.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mumdys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SBS & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mumdys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mumdys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mumdys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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Ground Floor

Approx. 95.9 sq. metres (1031.8 sq. feet)



First Floor

Approx. 57.2 sq. metres (615.6 sq. feet)



Total area: approx. 153.1 sq. metres (1647.5 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.



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