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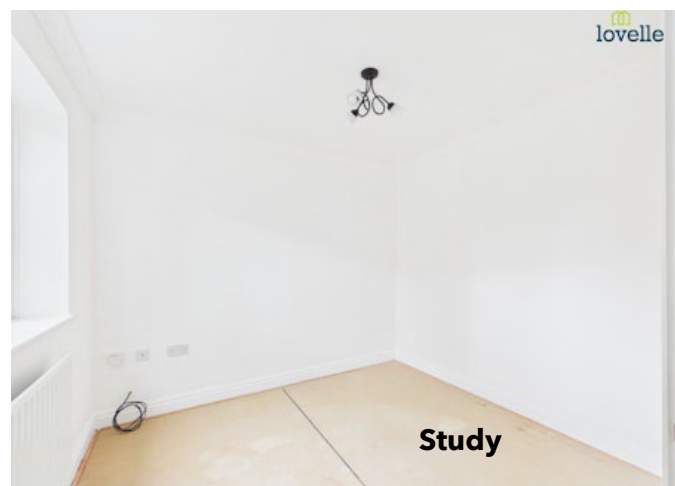
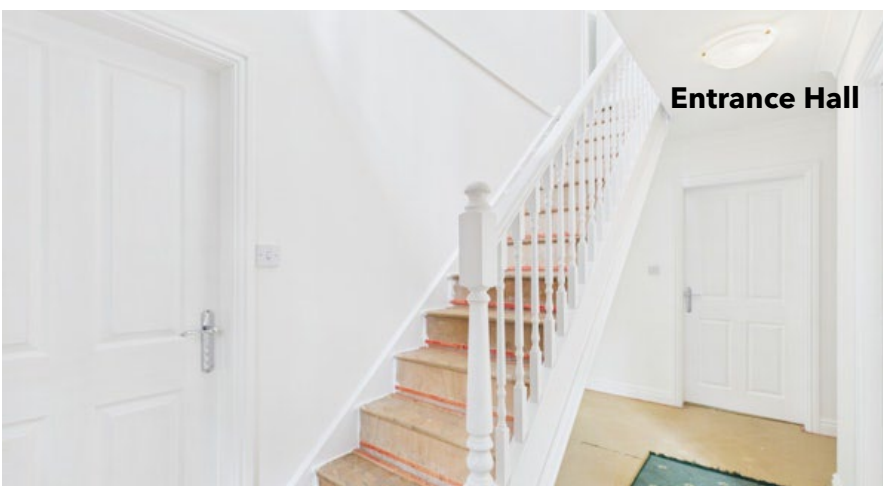


Barff Meadows, Glentham



When it comes to
property it must be


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£395,000



STUNNING DETACHED FAMILY HOME, This spacious home has been designed to provide flexible accommodation comprising entrance hall, wc, lounge, study, dining room, breakfast kitchen, utility room, 4 bedrooms, dressing room, ensuite and family bathroom. With generous landscaped gardens, extensive driveway and double garage. Viewing advised to fully appreciate - no onward chain!

Key Features

- Stunning Detached Family Home
- Individually Designed
- Spacious & Flexible Accommodation
- Recently Redecorated Throughout
- Entrance Hall, WC, Study, Lounge
- Breakfast Kitchen, Utility, Dining Room
- 4 Bedrooms, Ensuite & Bathroom
- Generous Landscaped Gardens
- Double Garage & Extensive Driveway
- No Onward Chain
- EPC rating TBC
- Tenure: Freehold



Dining Room

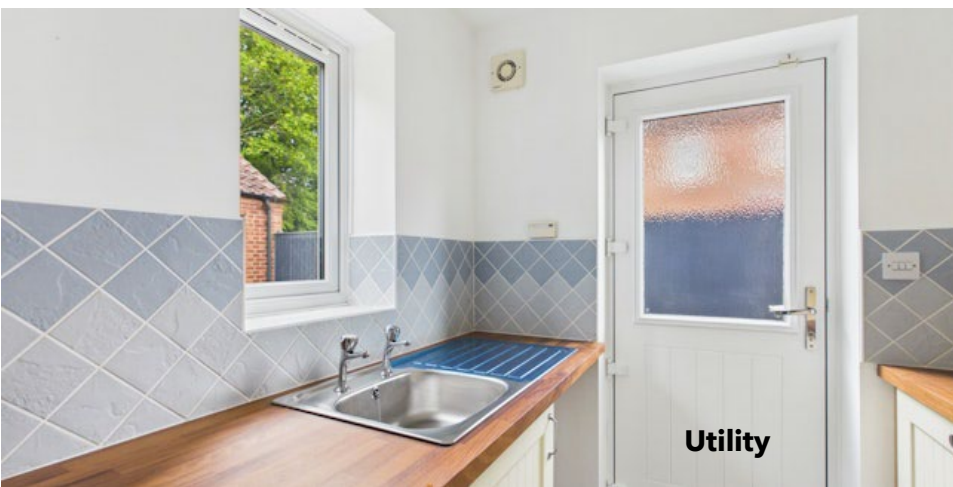
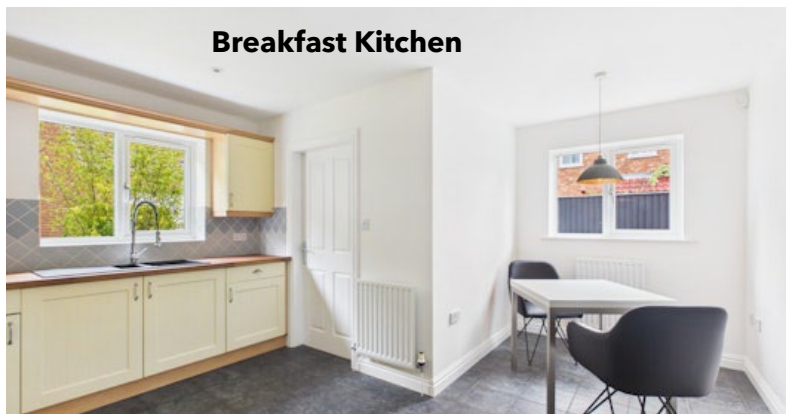


Lounge

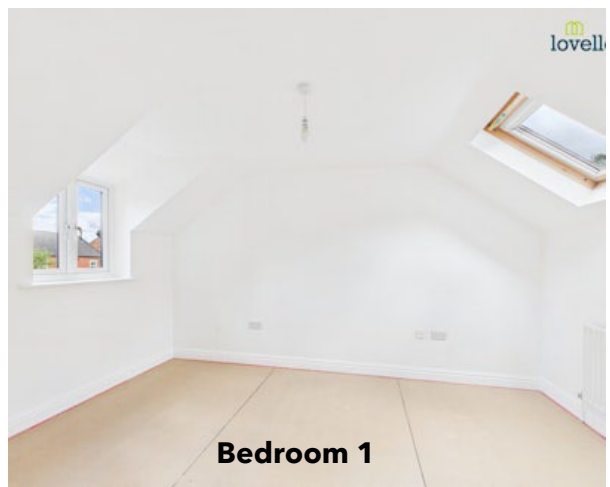
Breakfast Kitchen



Breakfast Kitchen

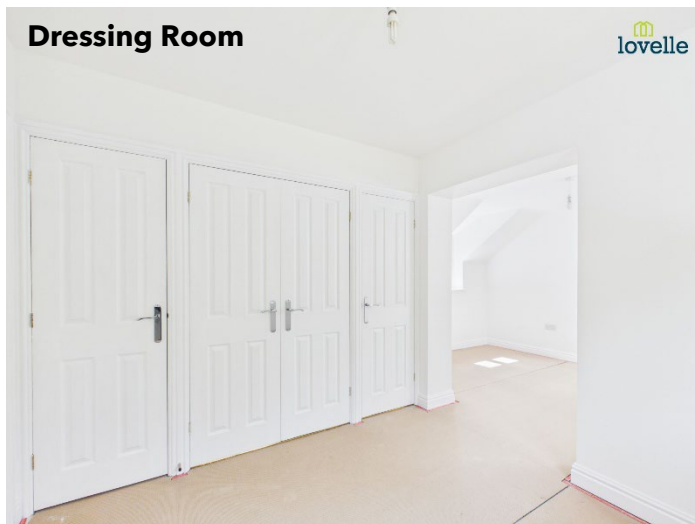


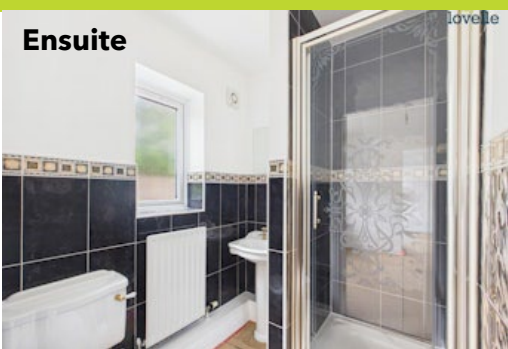
Utility



Bedroom 1

Dressing Room





Situation

Glenthams is a picturesque and well-regarded Lincolnshire village, ideally situated between Market Rasen and Gainsborough with easy access to Lincoln. Surrounded by attractive countryside, the village offers a peaceful rural lifestyle whilst remaining conveniently connected to nearby towns and amenities. Local facilities include a village store, Post Office services, garage, village hall and the popular Crown Inn public house, while a wider range of shopping, leisure and schooling can be found in Market Rasen and Lincoln. Combining countryside charm, a strong community spirit and excellent accessibility, Glenthams is a desirable location for a wide range of buyers.

Entrance Hall

1.82m x 4.47m (6'0" x 14'8")

composite entrance door, radiator and stairs to first floor accommodation

WC

1.82m x 1.06m (6'0" x 3'6")

low level WC, pedestal hand wash basin, tiled splash backs, radiator and double glazed window to side aspect

Study

2.69m x 2.91m (8'10" x 9'6")

double glazed window to front aspect and radiator

Dining Room

3.02m x 3.32m (9'11" x 10'11")

folding doors, double glazed window to front aspect and radiator

Lounge

5.79m x 4.07m (19'0" x 13'5")

double glazed window to front aspect, 2 radiators, feature fire place and 4m Sunflex sliding doors

Breakfast Kitchen

3.06m x 4.18m (10'0" x 13'8")

a range of fitted wall and base units, new solid wood worktops, integrated fridge, electric oven, 4 ring hob, brand new sink unit with flexible rinser tap, 2 radiators, tiled splash backs, tiled flooring, double glazed window to side aspect and double glazed window to rear aspect

Utility Room

1.75m x 2.1m (5'8" x 6'11")

a range of fitted wall and base units, brand new stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, wall mounted oil boiler, tiled splash backs, tiled flooring, double glazed window to rear aspect and composite side entrance door

Landing

1.81m x 5.43m (5'11" x 17'10")

double glazed window to front aspect, radiator and roof void access with ladder

Bedroom 1

2.72m x 4.13m (8'11" x 13'6")

double glazed window to front aspect, skylight to rear aspect and radiator

Dressing Room

2.76m x 2.68m (9'1" x 8'10")

a range of fitted storage cupboards, airing cupboard housing hot water cylinder, radiator and double glazed window to rear aspect

Ensuite

1.82m x 1.64m (6'0" x 5'5")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, radiator and double glazed window to rear aspect

Bedroom 2

2.74m x 3.51m (9'0" x 11'6")

double glazed window to front aspect and radiator

Bedroom 3

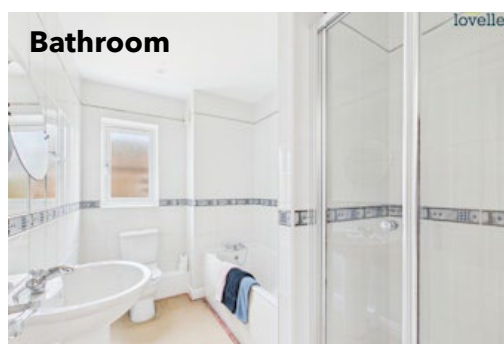
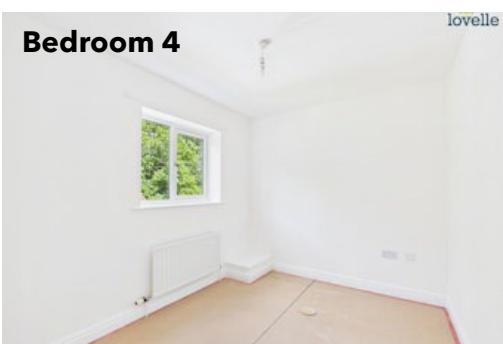
3.02m x 2.52m (9'11" x 8'4")

double glazed window to front aspect and radiator

Bedroom 4

3.01m x 2.51m (9'11" x 8'2")

double glazed window to rear aspect and radiator





Bathroom

3.03m x 1.88m (9'11" x 6'2")

4 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, shower cubicle, fully tiled splash backs, radiator and double glazed window to side aspect

Gardens

occupying a generous plot with well maintained landscaped gardens, being mostly laid to lawn, with paved patio area, well stocked raised planters, water feature and mature trees providing lots of privacy.

Double Garage

5.57m x 5.58m (18'4" x 18'4")

up and over door, power, lighting and composite side entrance door

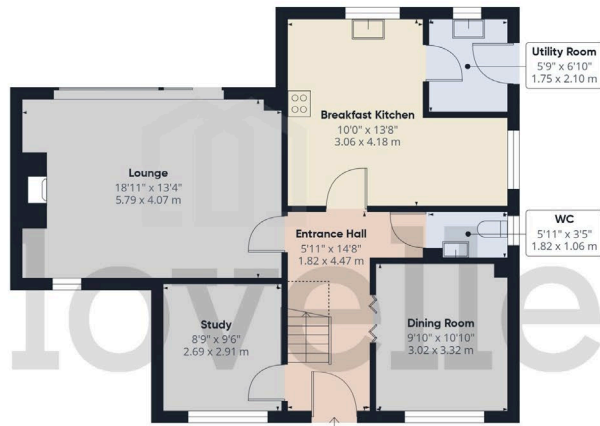
Driveway

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

Agents Notes

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Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1771 ft²
164.4 m²

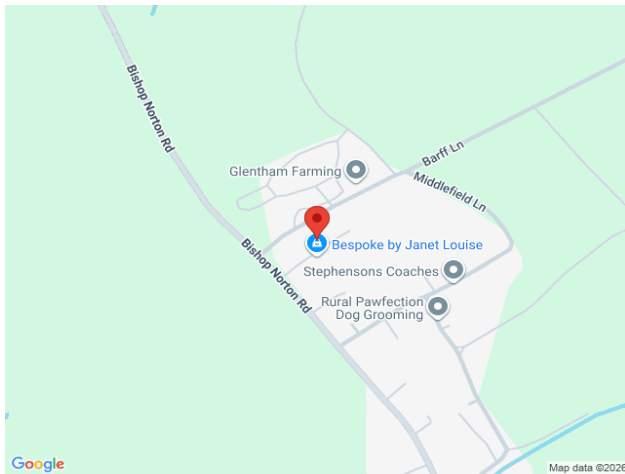
Reduced headroom

15 ft²
1.4 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.



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