



**Braemar Farm, North Street, Middle Rasen,
Market Rasen, LN8 3TS**



Book a Viewing!

£325,000

Situated in an elevated position and set back from the road, Braemar Farm is a detached farmhouse style home located within the popular village of Middle Rasen. The property occupies a non-estate position and enjoys open views to the front, along with generous wraparound gardens and a good degree of privacy. The well proportioned accommodation briefly comprises an Entrance Hall, a large Lounge with feature fireplace and inset multi-fuel burner, a welcoming Breakfast Kitchen with adjoining Pantry and Utility Room, with an archway opening into the Dining Room. Off the Utility Room, a downstairs WC is currently under construction, offering further practical accommodation once completed. To the first floor there is a large landing incorporating a study area, three double Bedrooms, and steps down to the Family Bathroom. Externally, the property benefits from generous wraparound gardens with a large patio seating area. Middle Rasen is well located for the nearby market town of Market Rasen, which provides a full range of shops, amenities, schooling, a train station, golf course and the well-known racecourse. The property also benefits from good road access via the A46, providing convenient routes to the Cathedral City of Lincoln and surrounding areas. The property is offered for sale with no onward chain, and viewing is highly recommended to appreciate the position, outlook and accommodation on offer.





SERVICES

Mains electricity, water and drainage.
Oil fired central heating.

EPC RATING – E.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Middle Rasen is a village situated approx 1 mile west of the larger town of Market Rasen and benefits from a Post Office and Village Shop, Village Bowling Green, Primary School (Ofsted Graded 'Good') St Peter's Church and Methodist Chapel, Village Hall and Bowling Green and a variety of community groups and events. Market Rasen is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger Towns and City networks.



The Town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guesthouses, public houses, library, health care providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').

ACCOMMODATION

ENTRANCE HALL

3' 10" x 4' 9" (1.18m x 1.46m) Having uPVC double glazed with inset glazed panel entrance door opening into the Hallway, with staircase leading to the First Floor, doors to the Lounge and Dining Room and hardwood flooring.



LOUNGE

25' 1" x 11' 3" (7.65m x 3.44m) Having uPVC double glazed bowed window to the front elevation, hardwood flooring, ceiling light point, three wall light points, radiator and exposed brick feature fire place with inset multi-fuel burner. Steps lead down to a further lounge area with a uPVC double glazed window to the rear elevation, radiator, ceiling light point, feature beams to ceiling, hardwood flooring and steps up and door to the Kitchen/Breakfast Room.

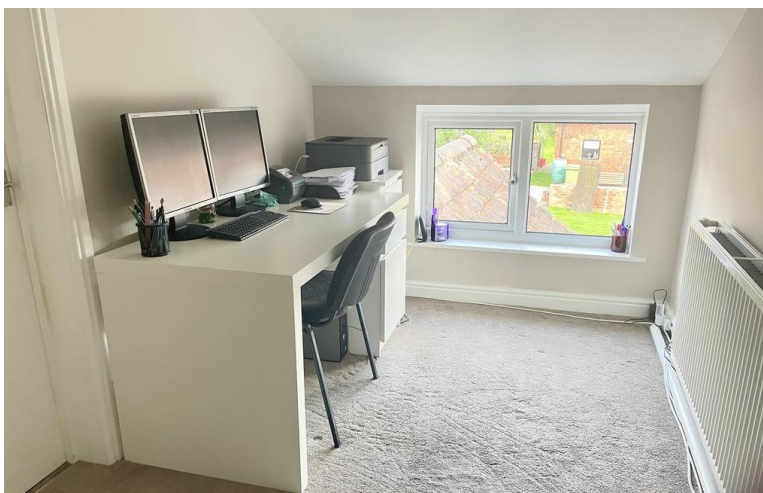


KITCHEN/BREAKFAST ROOM

17' 6" x 12' 2" (5.35m x 3.71m) A traditional farmhouse style kitchen with a comprehensive range of fitted oak effect units to base level with contrasting work surface over, inset resin sink unit with mixer tap over, space for dishwasher, cooker point with concealed extractor over and further complimenting units to eye level. Large complimenting central island/breakfast with contrasting work surface, space for American style fridge freezer, dual aspect views provided by uPVC double glazed windows to the rear elevation and side elevations, strip lighting, feature beams to ceiling, tiled flooring and splash-backs/up-stands, radiator, doors to the Utility Room and Pantry and open archway to the Dining Room.

PANTRY

5' 8" x 3' 11" (1.75m x 1.21m) Having tiled flooring, ceiling light point and fitted shelving.



UTILITY ROOM

7' 6" x 8' 10" (2.29m x 2.70m) Having tiled flooring and splash-backs/up-stands to the fitted base units with contrasting work surface over and inset stainless steel sink unit with mixer tap over, spaces for washing machine, tumble dryer and fridge freezer, cloaks hanging area, radiator, cupboard housing the oil fired floor standing central heating boiler, strip lighting to ceiling, hardwood stable style rear entrance door with glazed inset decorative panel and uPVC double glazed window.



DINING ROOM

12' 7" x 12' 1" (3.85m x 3.69m) Dual aspect views provided by uPVC double glazed bowed window to the front elevation and uPVC double glazed window to the side elevation, ceiling light point, radiator and door to the Entrance Hallway.

FIRST FLOOR LANDING

Having ceiling light point, doors to all principal first floor rooms and leading to the Study Area.

STUDY AREA

12' 0" x 6' 9" (3.68m x 2.08m) With two built-in storage cupboards, slightly sloped ceiling, uPVC double glazed window to the rear elevation, ceiling light point, radiator and door and steps down to the Family Bathroom.



FAMILY BATHROOM

9' 11" x 11' 8" (3.03m x 3.57m) Claw footed freestanding roll top bath, WC, wash hand basin, enclosed shower cubicle with tiled surround, uPVC double glazed frosted window to the side elevation, ceiling light point, radiator, built-in airing cupboard with shelving and also housing the hot water cylinder, tiling to floor and half timber painted panelled walls.

BEDROOM ONE

11' 11" x 13' 1" (3.63m x 3.99m) Having uPVC double glazed window to the front elevation, ceiling light point, radiator, loft access ceiling hatch and opening to the Dressing Alcove.



DRESSING ALCOVE

3' 10" x 3' 4" (1.17m x 1.02m) Having uPVC double glazed window to the front elevation and ceiling light point.

BEDROOM TWO

12' 11" x 11' 3" (3.94m x 3.44m) Having uPVC double glazed window to the front elevation, ceiling light point and radiator.

BEDROOM THREE

12' 0" x 10' 5" (3.68m x 3.19m) Having uPVC double glazed window to the side elevation, slightly sloped ceiling with feature beams, ceiling light point and radiator.



OUTSIDE

The gardens are set predominately to lawn to the front, side and rear elevations and also enjoying a large patio/seating area.

DOWNSTAIRS WC (UNDER CONSTRUCTION)

Currently under construction and will have a uPVC double glazed window, low level WC, wash hand basic and plumbing ready for installation of a shower.



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 mundys.net

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Sills & 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.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys 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.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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 these 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 thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys 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:

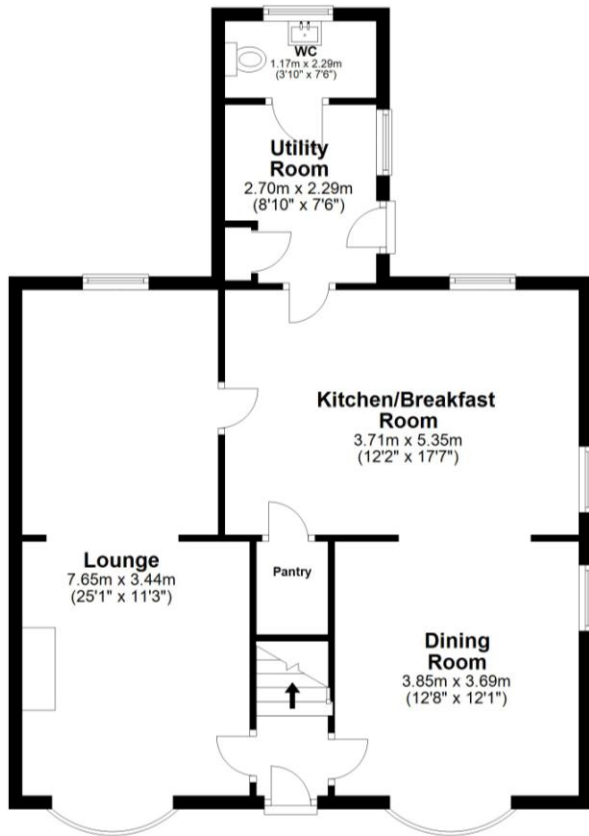
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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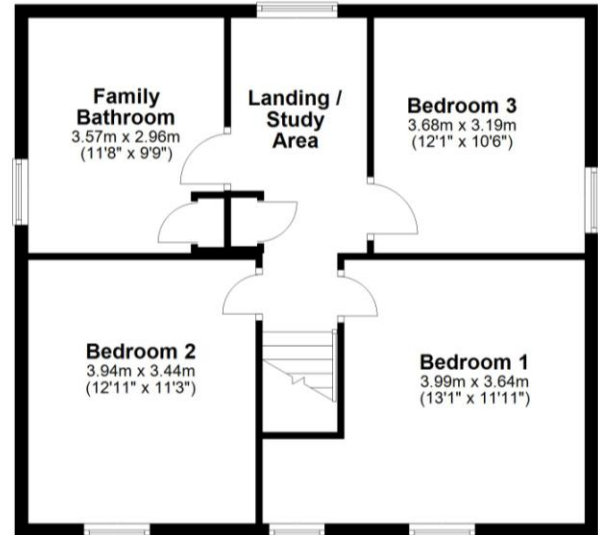
Ground Floor

Approx. 75.3 sq. metres (810.3 sq. feet)



First Floor

Approx. 64.6 sq. metres (695.6 sq. feet)



Total area: approx. 139.9 sq. metres (1505.9 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.