



Honeysuckle Cottage
Middle Rasen

BROWN & CO



Honeysuckle Cottage, Old Gallamore Lane, Middle Rasen, Lincolnshire, LN8 3US

Honeysuckle Cottage is a substantial detached family home occupying a peaceful position along a quiet lane within the sought-after village of Middle Rasen. The well-proportioned accommodation comprises an entrance hall, study, generous living room, dining room, breakfast kitchen, utility room and cloakroom/WC to the ground floor. To the first floor, a spacious landing leads to the principal bedroom with en-suite shower room, two further double bedrooms, a fourth bedroom currently utilised as a dressing room, and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking and access to a large garage, while to the rear is an attractive enclosed garden, thoughtfully landscaped and enjoying a high degree of privacy.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor,

Study

Double glazed window to side, radiator.

Dining Room

Dual aspect double glazed windows to front and rear, door leading to reception room, radiator.

Reception Room

Double glazed window to front, double glazed windows and French doors opening to rear garden, log burner inset to feature brick fireplace, radiator.

Kitchen / Dining Room

Double glazed French doors opening to rear garden, Belfast sink with quooker tap, granite worktops, range of matching base and eye level units, double oven, hob with extractor over, integrated fridge freezer and dishwasher, island unit, parquet flooring, access to utility, radiator.

Utility

Double glazed window to rear, sink, spaces for washing machine and tumble dryer, door leading to garden, radiator.

WC

Double glazed window to side, WC, wash basin, radiator, wall mounted gas central heating boiler.

First Floor

Landing

Double glazed windows to side and rear, airing cupboard, radiator.

Bedroom One

Double glazed window to rear, radiator.

En Suite

Velux window, shower cubicle, WC, wash basin, heated towel rail, extractor.

Bedroom Four (currently used as dressing room)

Velux windows, fitted wardrobes, radiator.

Bedroom Two

Double glazed window to side, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bathroom

Double glazed window to front, shower cubicle, separate bath, WC, wash basin, heated towel rail, radiator.

Outside

To the front of the property, a block-paved driveway provides off-road parking and leads to a large garage with an up-and-over door and personnel door giving access to the rear garden.

The rear garden enjoys a pleasant, private setting and has been thoughtfully landscaped for ease of maintenance, featuring a combination of gravelled areas, paved seating terraces, decorative shrubs and well-stocked borders. Mature trees provide an excellent degree of privacy, while additional features include a pergola, summerhouse, outside store and workshop.

TENURE & POSSESSION

Freehold and for sale by private treaty.

AGENTS NOTE

The property is being sold for a family member of Brown and Co



COUNCIL TAX - Band F

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.

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.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble
01522 504304 - lincolnresidential@brown-co.com

Energy performance certificate (EPC)

Honeysuckle House Old Gallamore Lane Middle Rassen MARKET RASEN LN8 3US	Energy rating D	Valid until: 29 September 2031 Certificate number: 0390-2710-9110-2079-1051
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Property type	Detached house
Total floor area	183 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

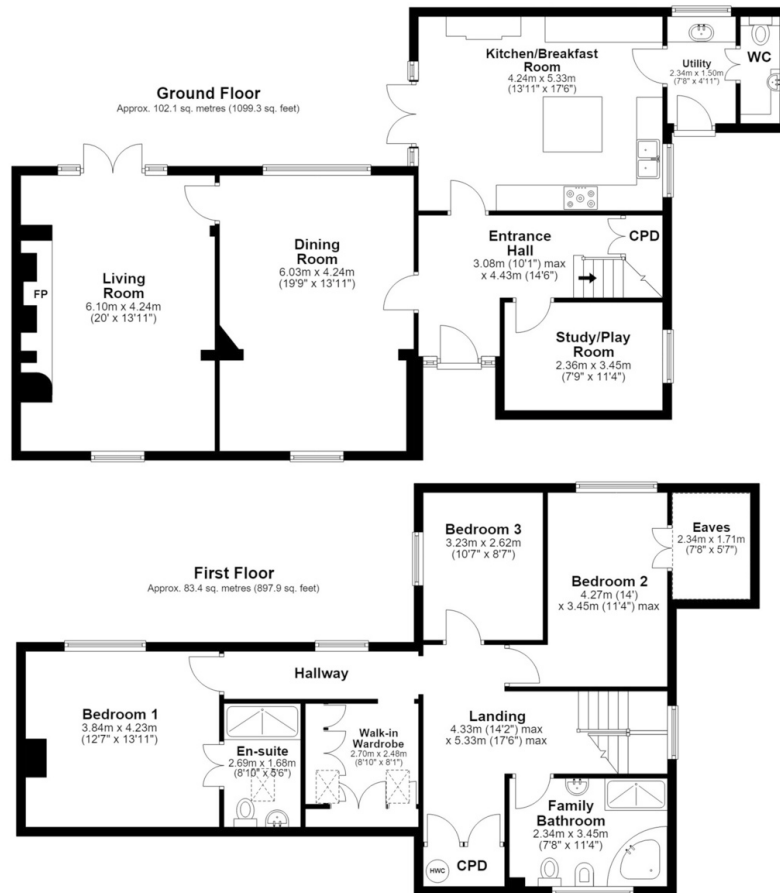
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60









Ground Floor
Approx. 102.1 sq. metres (1099.3 sq. feet)

First Floor
Approx. 83.4 sq. metres (897.9 sq. feet)

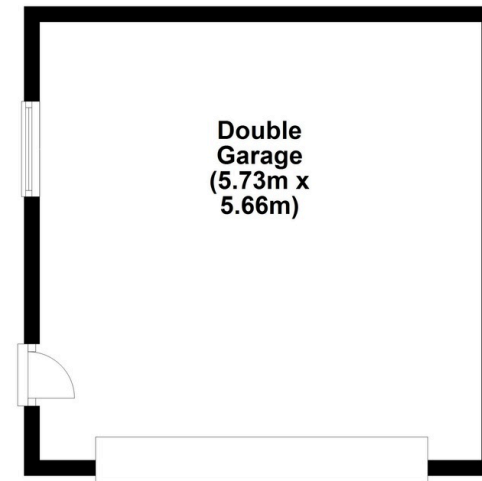
Total area: approx. 185.6 sq. metres (1997.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanUp.

Honeysuckle Cottage, Middle Rasen

Ground Floor
Approx. 32.3 sq. metres (347.5 sq. feet)



Total area: approx. 32.3 sq. metres (347.5 sq. feet)

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

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP, Registered Office: The Atrium, St Georges St, Norwich NR3 1AB, Registered in England and Wales. Registration Number OC302092. Particulars Dated

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