



## Apple Tree Lodge, Bishop Norton Road Glentham, LN8 2EU



Book a Viewing!

### Offers Over £650,000

This is a beautiful self-built, Three Bedroom Detached Grand Design style property located in the semi-rural village of Glentham enjoying open countryside views. Being offered for sale with NO ONWARD CHAIN, Part Exchange considered. The property sits on a slightly elevated plot with landscaped gardens to the front side and rear and internally the property has modern living accommodation to comprise of an Open Plan Living, Dining and luxury fitted Kitchen with a range of integrated appliances and feature fireplace, Inner Hallway, Utility Room, WC, Pantry Kitchen, Two Bedrooms both with luxury En-suites and the Entrance Hallway has stairs rising to the First Floor Galleried Landing which gives access to the Master Suite with a balcony enjoying open countryside views to the front, a larger than average luxury En-suite Bathroom and Dressing Room. Outside there is a Detached Brick Built Office with views over the Countryside, detached open car port, brick store/workshop.





**SERVICES**

Mains electricity, water and drainage. Underfloor heating to the ground floor and radiators to the first floor (calor gas via a sunken tank).

**EPC RATING – C.**

**COUNCIL TAX BAND – E.**

**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 convenience shop, public house and fuel station/garage and is within easy access to the Market Town of Market Rasen where all the usual facilities and amenities can be found.





## ACCOMMODATION

### ENTRANCE

6' 11" x 4' 7" (2.13m x 1.42m) With UPVC door and window to the front aspect, leading into the open plan kitchen.

### OPEN PLAN KITCHEN

28' 10" x 24' 4" (8.80m x 7.42m) With UPVC full height sliding doors to the front aspect with views over countryside and full height UPVC windows to the side aspect, stairs to the first floor landing, LVT flooring with underfloor heating, feature fireplace, central island with integral wine cooler, four ring electric hob with extraction above, stainless steel sink with hot water dispenser, fitted with a range of base units and drawers with work surfaces, integral Neff double oven, combination microwave, plate warmer, spaces for fridge freezer and dishwasher, full height units with complementary splashbacks.

### PANTRY

10' 1" x 6' 2" (3.08m x 1.88m) With UPVC window to the side aspect, LVT flooring, work surface and space for fridge freezer.

### UTILITY ROOM

With UPVC door to the side aspect, fitted with a range of base units and drawers with work surfaces over, sink unit and drainer, full height storage cupboards and space for automatic washing machine.

### WC

With WC, wash hand basin and tiled flooring with underfloor heating.

### INNER HALLWAY

With LVT flooring with under floor heating and doors to kitchen, utility room, WC and two bedrooms.

### BEDROOM 2

11' 8" x 14' 1" (3.57m x 4.30m) With UPVC sliding doors to the rear garden, UPVC window to the side aspect, LVT flooring with underfloor heating, open mezzanine and door to en-suite.

### EN-SUITE

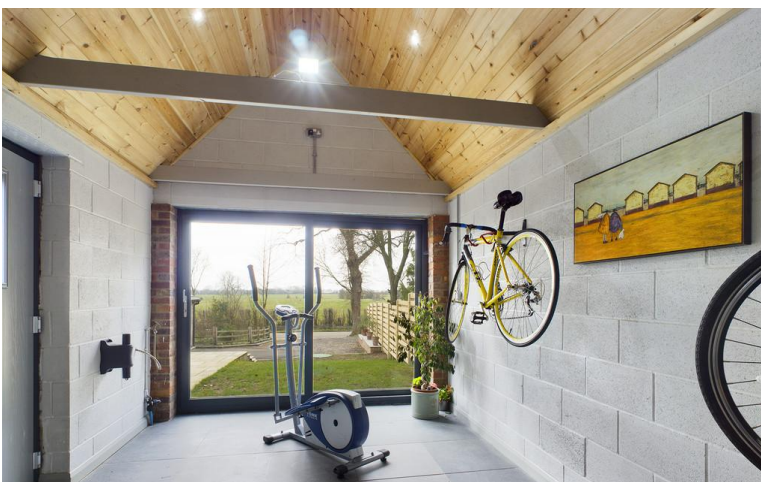
7' 6" x 4' 0" (2.31m x 1.24m) With UPVC window to the side aspect, LVT flooring with underfloor heating, three piece suite comprising of shower, WC and wash hand basin with vanity cupboard.

### BEDROOM 3

14' 0" x 12' 4" (4.27m x 3.77m) With UPVC sliding doors to the rear aspect, UPVC full height window to the side aspect, LVT flooring with under floor heating, open mezzanine and door to en-suite.

### EN-SUITE

7' 8" x 3' 9" (2.34m x 1.15m) With UPVC window to the side aspect, three piece suite comprising of shower, WC and wash hand basin with vanity cupboard and a chrome towel radiator.





### FIRST FLOOR LANDING

With Velux window to the side aspect, glass balustrade, LVT flooring and door to the bedroom.

### MAIN BEDROOM

24' 3" x 15' 3" (7.41m x 4.66m) With LVT flooring, UPVC sliding doors and windows to the balcony with countryside views, beams to the ceiling and door to en-suite.

### EN-SUITE

15' 11" x 15' 4" (4.86m x 4.68m) With Velux windows to the side aspect, LVT flooring, his and hers sinks with vanity cupboard, standalone bath, WC and double shower cubicle, radiator, chrome towel radiators and door to dressing room.

### DRESSING ROOM

8' 0" x 9' 4" (2.45m x 2.87m) With Velux window to the side aspect, LVT flooring and radiator.

### OUTSIDE

There is a driveway providing off road parking and giving access the Car Port and brick Office. There are steps up to a paved seating area with raised flowerbeds and views over countryside. To the side there is a woodland area with flowerbeds, mature shrubs and trees. To the rear there is further wooden areas and a lawned garden.

### DETACHED OFFICE

21' 5" x 9' 11" (6.53m x 3.04m) With UPVC door to the side aspect, full height UPVC windows to the front aspect, power and lighting.

### DETACHED DOUBLE CAR PORT

15' 7" x 18' 8" (4.76m x 5.70m) With power and lighting.

### STORE / WORKSHOP

9' 1" x 12' 4" (2.78m x 3.78m) With UPVC door to the side aspect, power and lighting.

### 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](http://mundys.net)

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### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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 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 thoroughly checked.

### GENERAL

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