

M H Clayton & Son, Barrowling Farm Carr Road

£260,000

NEWTON FALLOWELL

M H Clayton & Son

Barrowling Farm Carr Road, Market Rasen

Traditional detached farmhouse in semi-rural setting. Three bedrooms, two reception rooms, office, beech kitchen with pantry, gardens (0.18 acres), parking for four cars. First time on market in 35 years.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- RURAL LOCATION
- 0.18 ACRE GARDENS
- COUNTRYSIDE VIEWS
- 4 CAR PARKING
- SEPARATE OFFICE
- 13' PANTRY
- SOLID FUEL HEATING
- COUNCIL TAX BAND C
- EPC RATING E













Side Hall
A Pvcu door opens to the Hall with radiator, exposed brick work to one wall and Pvcu double glazed window.

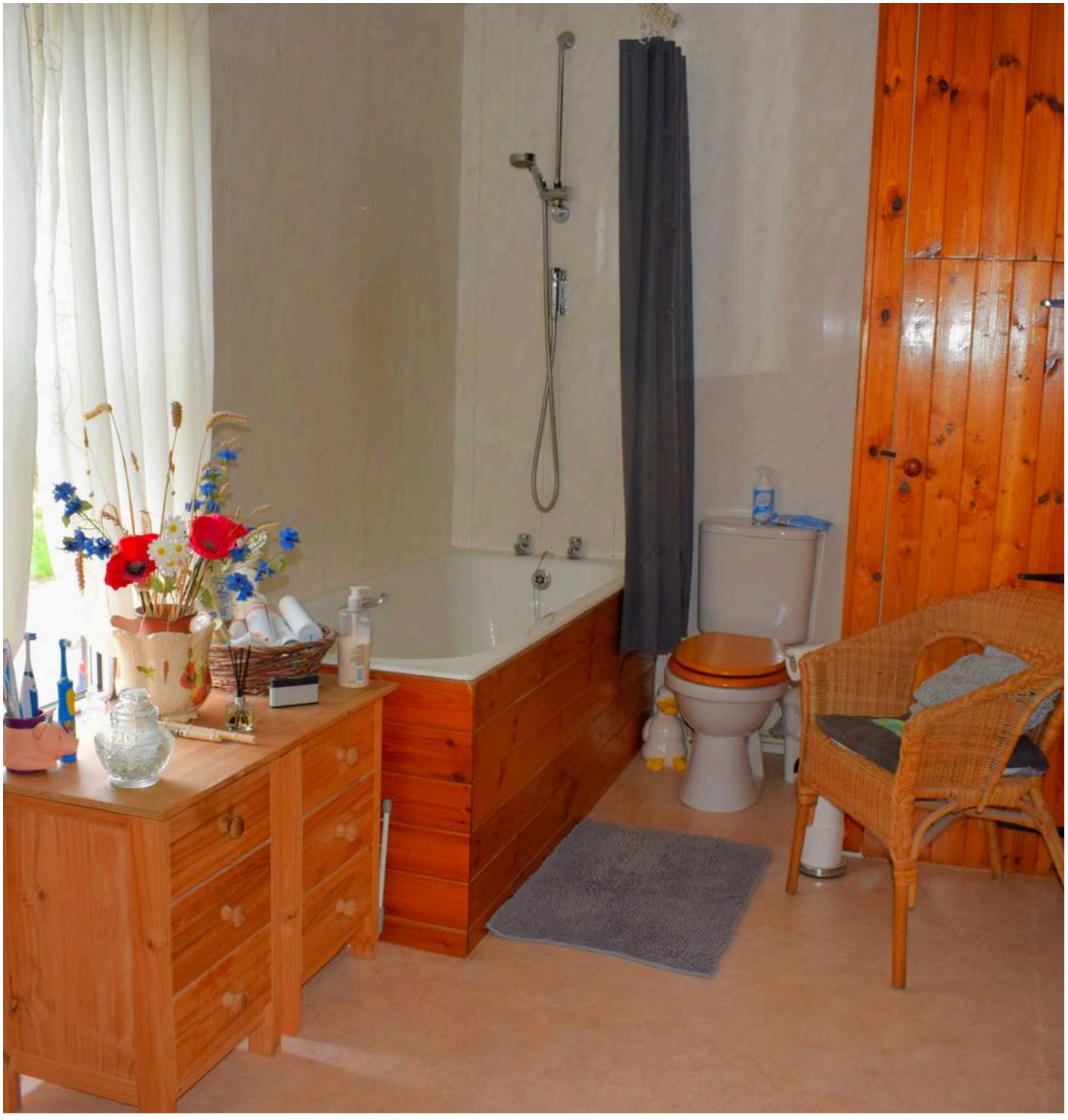
Cloak Room
Appointed with a suite in white to include a corner wash hand basin, close coupled wc and Pvcu double glazed window.

Office
10' 2" x 11' 5" (3.10m x 3.49m)
A modern day essential enjoying views to the garden and including a radiator, exposed brickwork to one wall and Pvcu double glazed windows to 2 aspects.

Kitchen
13' 10" x 6' 11" (4.21m x 2.10m)
Appointed with a range of light beech style fronted units with contrasting worktops to include an inset stainless steel sink unit with cupboard under, a further 5 base units together with 6 units at eye level, dishwasher space, radiator, space for an LPG powered cooker, tiled splash areas, and Pvcu double glazed window.

Pantry
13' 3" x 6' 11" (4.05m x 2.12m)
A most practical space with additional work surfacing, 4 base units and 12 units at eye level, space for both a tumble dryer and automatic washing machine, part tiled walls, raised brick and quarry tile cold shelf, under stair storage and Pvcu double glazed window.

Sitting Room
13' 11" x 12' 0" (4.23m x 3.66m)
A traditionally styled family room centered on the rustic brick fireplace with inset cast iron multi fuel stove. The room also enjoys views to the garden via a Pvcu double glazed window.



Vestibule
Centrally placed with a Pvcu door to the rear garden and stair to the first floor.

Snug/Dining Room
12' 0" x 9' 9" (3.67m x 2.98m)
A versatile dual aspect space ideal for use as a quiet retreat, play room or dining room with Pvcu double glazed windows to the rear and side, radiator and brick built fireplace with inset mantel beam, flagged hearth and cast iron stove.

Split Landing
Deep Linen cupboard.

Bedroom 1
14' 1" x 11' 11" (4.29m x 3.62m)
A dual aspect double room with views across the gardens and including a radiator, Tv aerial point, 1 single and 1 corner wardrobe together with a bulkhead cupboard over the stair.

Bedroom 2
9' 11" x 11' 11" (3.03m x 3.64m)
A further rear facing double room with radiator and built in wardrobe.

Bedroom 3
9' 7" x 6' 11" (2.91m x 2.12m)
A forward facing room with radiator and wood panelling to one wall.

Bathroom
13' 10" x 7' 0" (4.22m x 2.14m)
Appointed with a traditional suite in white to include a close coupled wc, wash stand with inset basin, panelled deep bath with mains shower over, 2 radiators, airing cupboard, access to the roof space, waterproof panels to two walls and Pvcu double glazed window.

Garden

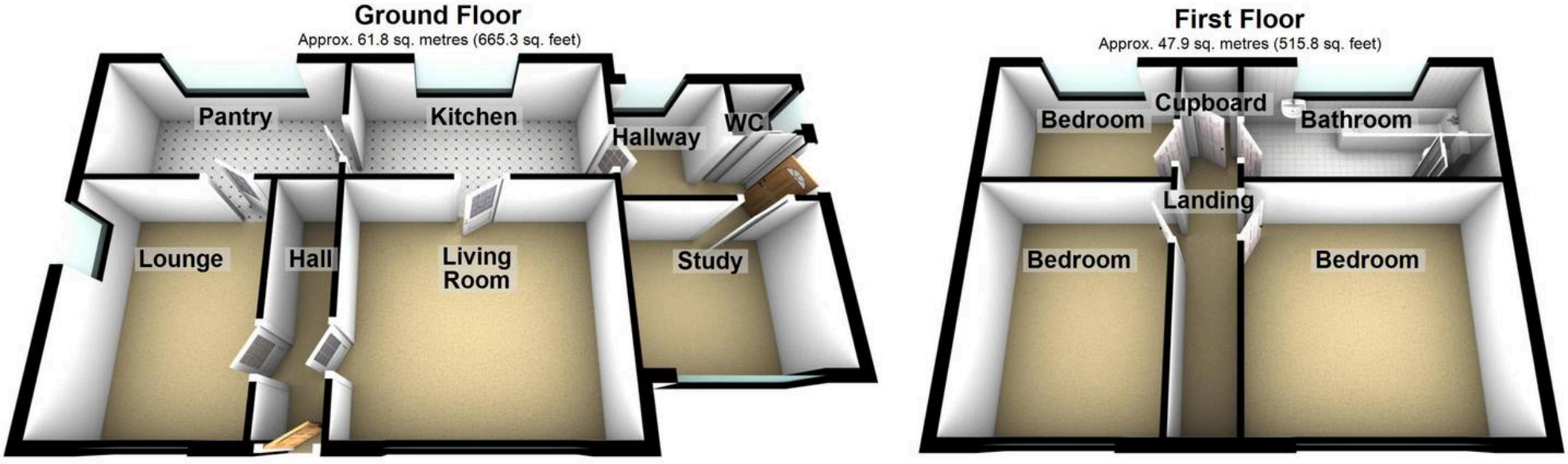
The property is fronted by a neat lawn area with inset ornamental cherry tree and a 2 car gravel topped drive leads via timber gates to further secure reception area. The enclosed rear garden is again primarily laid to lawn with inset ornamental trees and a central gravel topped rose garden. A timber Summer House with deck completes the home.

BUYERS AML FEES AND PRE-PURCHASE CHECKS are required by law to conduct anti-money laundering checks on all those buying a property. These searches are outsourced to a partner supplier HIPLA who will contact you once you have had an offer accepted on a property you wish to buy. These charges cover the cost of obtaining relevant data and any manual checks and monitoring which may be required. A fee of £20 + VAT per purchaser will need to be paid by you in advance of the office issuing a memorandum of sale. We will receive a portion of the fee to cover the administration of this process. We will also require proof of fund availability to purchase the property prior to issuing a memorandum of sale.









Total area: approx. 109.7 sq. metres (1181.0 sq. feet)



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