



BRAMLEY HOUSE MAIN STREET

MARKET RASEN, LN7 6LE

£285,000
FREEHOLD

Bramley House, Howsham, is a charming, detached cottage set in a peaceful village location, offering the perfect blend of countryside living and everyday convenience.



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BRAMLEY HOUSE MAIN



DESCRIPTION

Brigg just a five-minute drive away and the market town of Market Rasen within easy reach, you're never too far from where you need to be.

Step inside and you're welcomed by a bright entrance hallway, leading through to a front-facing dining room –ideal for family meals or entertaining guests. The spacious kitchen is a real heart-of-the-home space, complete with a central island and plenty of room to cook and gather. To the rear, the dual-aspect living room is flooded with natural light and features French doors opening out onto the garden, bringing the outdoors in.

Upstairs, the property offers two generous double bedrooms, a comfortable single bedroom, and a large family bathroom, making it well-suited for families or those needing extra space.

Outside, the property boasts a generous rear garden laid mainly to lawn, along with an abundance of off-street parking, a double garage, and a separate workshop.

ENTRANCE HALLWAY

Accessed through a uPVC double glazed decorative door with stairs to the first floor leading into:-

DINING ROOM

With a uPVC double glazed windows to front and side aspect, window and open archway into kitchen.

KITCHEN

With a uPVC double glazed window to rear aspect, stable style door to side aspect, exposed beams to ceiling, range of wall and base units with laminate worktops, vinyl single drainer sink, space for a dishwasher and washing machine, integrated fridge/freezer, eye level electric fan assisted oven and

grill, electric hob with extractor fan and a central island with storage, under stairs storage cupboard and a radiator.

LIVING ROOM

With a uPVC double glazed window to front aspect, French doors to rear aspect, log burning stove with timber mantle, exposed brick work and a radiator.

FIRST FLOOR LANDING

BEDROOM ONE

With a uPVC double glazed window to front aspect, radiator, built in wardrobes and feature fireplace.

BEDROOM TWO

With a uPVC double glazed window to front aspect, radiator and storage cupboard.

BEDROOM THREE

With a uPVC double glazed window to rear aspect, radiator and storage cupboard.

FAMILY BATHROOM

With a uPVC double glazed window to rear aspect, panelled bath, WC, hand wash basin, cubicle electric shower and radiator.

EXTERNALLY

The front of the property has a dwarf brick wall with metal railings that leads to the front door. The shared driveway to the side of the property leads to a detached double garage and workshop with plenty of off street parking. The rear garden is fully enclosed, laid to lawn with a patio area and a further garden behind the garage.

BRAMLEY HOUSE MAIN





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ADDITIONAL INFORMATION

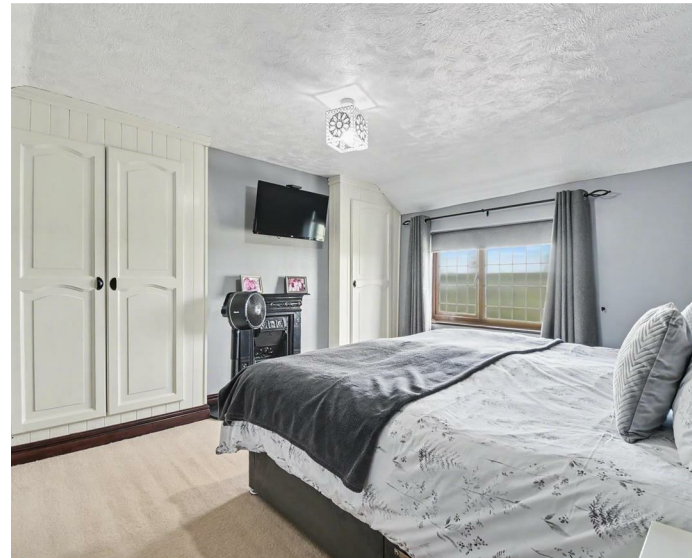
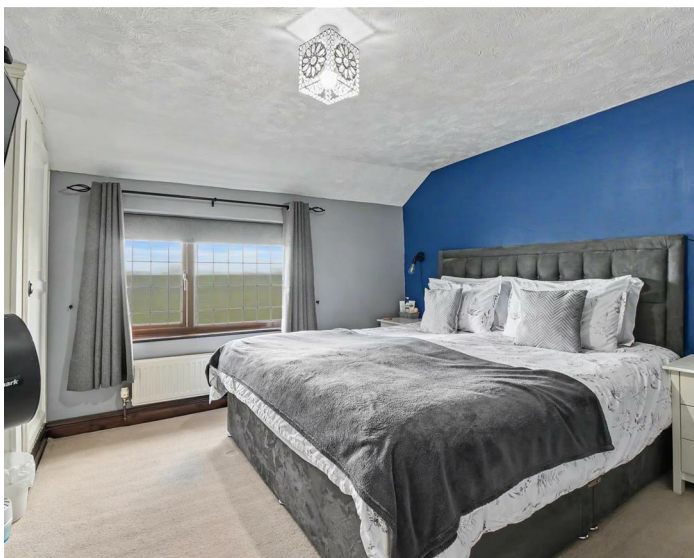
Local Authority –

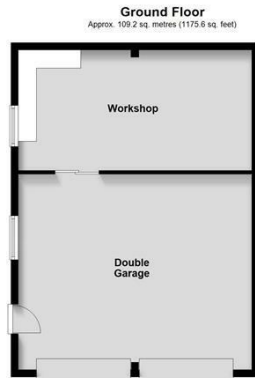
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1001.00 sq ft

Tenure – Freehold





Total area: approx. 152.9 sq. metres (1646.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		56	72
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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