



2, Barff Meadow

| Glenthams, Market Rasen | LN8 2FD

£400,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

2

Barff Meadow | Glenthams, Market Rasen | LN8 2FD £400,000

An Elevated Link Detached Home resting on a Prominent Corner Plot within the popular village of Glenthams. The Crown Pub is a great local, it serves good pub food and runs a quiz night, a great way to get to know the other village residents. There are two churches and an active village hall, all of which can help you settle into your new home and neighbourhood. There is a Primary School in Normanby-By-Spital just two miles away with a 'Good' Ofsted rating in July 2022 and De Aston Secondary School can be found in Market Rasen around eight miles distance. There is a convenience store in Normanby-by-Spital and Hemswell Cliff with a Post Office and parcel pick up drop off option, whilst all your other everyday needs can be catered for at Market Rasen which also has a Leisure Centre.

This home is in superb condition and has gone through a program of works since being built in 2001, it now boasts a Re-Fitted Shaker style Kitchen with soft edge finishing in an Ivory colour. The Cloakroom and En-Suites have both been re-fitted and have up to date styling. It is warmed by oil fired central heating and retained by uPVC multi pane double glazing. There are beautifully tended gardens which have a Southerly aspect, so enjoy plenty of sunshine, including the patio with grapevine set over. There are mature hedgerows which have an abundance of wild bird-life and there are countryside views which can be enjoyed, especially from outside and the first floor.

Accommodation comprises in brief: Reception Hall, Re-Fitted Cloakroom, Dual Aspect Living Room, Re-Fitted Kitchen/Diner and Utility Room. On the First Floor there is a Galleried Landing, Four Bedrooms, Bathroom and Re-Fitted En-Suite Shower Room. Outside there are Pretty and Well Maintained Gardens to three sides, Parking for five to six cars including a covered Car Port and there is a Double Garage.

- Well Presented Link-Detached
- Prominent Corner Position
- Countryside Views to Front
- Re-Fitted En-Suite & Cloakroom
- Re-Fitted Kitchen/Diner
- Four Good Sized Bedrooms
- Gardens to Three Sides
- No Chain

Reception Hall

Approached through half panelled and half multi pane double glazed entrance door. Oak style flooring. Stairs to First Floor with white banister and turned spindles plus storage cupboard under. Coving. Radiator. White panel effect doors off.

Re-Fitted Cloakroom

White suite of Low Level W.C. Pedestal wash basin. Grey tiled floor. Grey tiling to half height. Black heated towel rail.





Living Room

22'10 into bay x 11'7 (6.96m into bay x 3.53m)

uPVC double glazed bay window to the front. Two windows to the side. One double and one single radiator. Electric coal effect fire tiled surround and wood effect mantel. Coving.

Re-Fitted Kitchen/Diner

22'10 into bay x 11'9 (6.96m into bay x 3.58m)

Re-Fitted with a comprehensive range of 'Shaker' style wall and base units in an Ivory wood grain effect, finished with soft edges, pewter coloured handles and wall units with pelmets. Grey ash effect work-surfaces extending to form breakfast bar peninsula inset black 'crackle' effect single drainer sink top. Wall mounted TV. Space for fridge/freezer. Built-in electric oven, microwave combi, induction hob with glass splashback and stainless steel/glass extractor hood. Built-in dishwasher. Coving. Garden facing window and double doors. Double radiator. Skirting 'heating circulation' fan.

Utility Room

5'1 x 6'0 (1.55m x 1.83m)

Grey marble effect work-surface and splashbacks. Fitted shelving. One slimline base unit. Tiled floor. Half multi pane glazed and half panelled door to driveway/carport. Radiator. Plumbing for sink is in situ.

Galleried Landing

Access to loft via a drop down ladder with part boarded floor, power and lighting., Coving. Window to rear. White banister and turned spindles. Radiator. Airing cupboard housing foam lagged hot water cylinder and shelving. White panel effect doors off.

Bedroom One

11'5 x 12'4 (3.48m x 3.76m)

Windows to front and side. Views over countryside to the front. Radiator. White panel effect door to:-

Re-Fitted En-Suite Shower Room

White Suite with trough style basin in a high gloss dark grey vanity unit with recessed double mirror door wall cupboard above. light grey tiled walls with dark grey floor tiles and underfloor electric heating. There is a step in shower cubicle with a dark grey feature wall. Graphite grey towel rail adjacent to wash basin.

Bedroom Two

10'5 x 12'0 (3.18m x 3.66m)

Window to the front and side. Views over open countryside to front. Radiator.

Bedroom Three

11'11 x 10'5 (3.63m x 3.18m)

Three double and one single wardrobe. Radiator. Window to side.



Bedroom Four

16'7 x 8'6 (5.05m x 2.59m)

Window to side. Velux rooflight. Radiator.

Bathroom

White suite of panelled bath with shower and screen over. Pedestal wash basin. Low level W.C. Wall mounted mirrored bathroom cabinet. Tiling to chrome coloured dado tile, extending to full height around the bath. Window to side. Radiator. Grey wood effect flooring.

Gardens to Three Sides

Sunny garden aspect. Views over open countryside to front. Side gated pedestrian access through trellised pergola with climbing roses. Flower/herbaceous borders. Established hedgerow. Circular paved feature. Twisted willow. Mature Weigela shrub. Paved patio area and sun terrace under pergola with trailing grapevine. Vegetable plot.

Parking

Block paved parking to the front and side, including one covered parking space. Access to:-

Double Garage

18'2 18'4 (5.54m 5.59m)

Up and over door. Light and electric supply. Door to side.

Additional Information

Fixtures, Fittings & Furniture: Are available through separate negotiation

There is a Possessory title to adjoining land to the front of the property - Title Number: LL398425 partly lawned area enclosed by a mature hedgerow.

Services: Mains Electric, Water and Drainage (Rain Water feeds into a Soakaway). Oil Fired Central Heating.

Council Tax: Band E - West Lindsey

EPC Rating: D

Tenure: Freehold



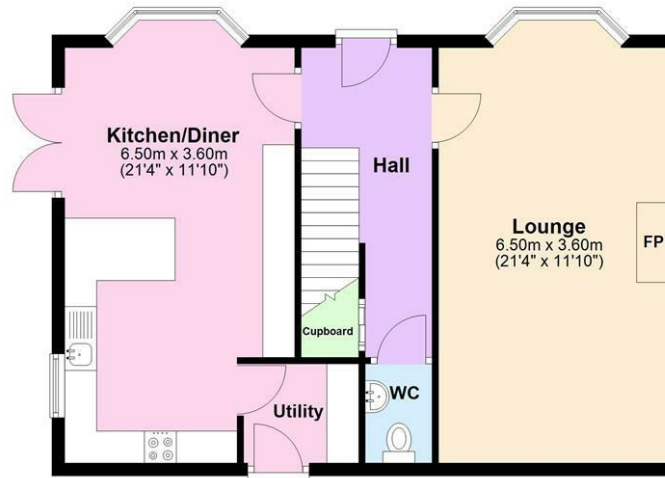


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 61.9 sq. metres (666.7 sq. feet)



First Floor

Approx. 75.2 sq. metres (809.5 sq. feet)



Total area: approx. 137.1 sq. metres (1476.2 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

Perkins George Mawer & Co
Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire
LN8 3EH

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

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.