



0.86 Acre Plot Chartwell, Gainsborough Road

| Glenthams, Market Rasen | LN8 2EG

£382,000



Perkins George Mawer & Co.

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

0.86 Acre Plot

Gainsborough Road |

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£382,000

Individual Detached Home set on a Plot of Around 0.86 Acres which has a Coach House and Adjoining Stable. Set in Glentham which has the popular Crown Inn serving good pub grub, there's a Primary School, whilst Secondary Schooling can be found at De Aston in Market Rasen around eight miles distance. There are links to the motorway network within easy reach via the A15 for anyone needing to travel further afield such as Lincoln, Hull and Grimsby.

This home is heated by Oil Fired Central Heating and retained by Double Glazing. There is a Garden Office for anyone needing to work from home and a Detached Brick Outbuilding/'Coach House' which could be ideal for conversion (subject to approval). The accommodation comprises in brief: Reception Hall, Living Room, Separate Dining Room, Kitchen/Breakfast Room, Study/Garden Room, Four Bedrooms and Four Piece Bathroom. There are Formal Garden which lead out to the Paddock beyond. Offered For Sale with No Chain.

- Detached Home in Around 0.86 Acres
- Three Reception Rooms
- Four Bedrooms
- Gardens, Garden Office & Land
- Brick Coach House/Garage & Stable
- Good Sized Kitchen/Breakfast Room
- Four Piece Bathroom
- No Chain

Reception Hall

Half panelled door with feature house name and two double glazed inserts. Stairs to First Floor with under stairs storage. Radiator in decorative cover. Coving. Panlled doors off.





Living Room

14'4 into bay x 13'1 into chimney breast (4.37m into bay x 3.99m into chimney breast)

Wood burner on brick hearth with floating rustic oak beam over. Wood effect floor. Radiator. Coving. Bay window to front.

Dining Room

14'4 into bay x 13'1 into chimney breast (4.37m into bay x 3.99m into chimney breast)

Bay window to front. Open fire with tiled surround. Radiator. Coving. Wood effect floor.

Kitchen/Breakfast Room

23'10 x 9'10 (7.26m x 3.00m)

Taupe coloured wood effect wall and base units. Granite effect work surface incorporating a single basin and drainer with mixer tap. Range style cooker with electric hob with splash back and extractor over. Breakfast bar peninsula with storage below and matching surface. Integrated Fridge & Freezer. Built-in Dishwasher. Radiator. Two windows to rear. Part glazed external door to rear garden.

Study/Garden Room

9'10 x 9'10 (3.00m x 3.00m)

Wood style floor. Window to side. Double Glazed, Double French doors to Decked area.

First Floor Landing

Radiator. Panelled doors off.

Bedroom One

13' x 12' (3.96m x 3.66m)

Window to Front. Radiator and wood effect floor.

Dressing Room

8'6 x 7'7max (2.59m x 2.31mmax)

Window to front. Hanging rails and storage shelves

Bedroom Two

12'10 x 12' into recess (3.91m x 3.66m into recess)

Window to Front. Radiator and wood style floor.



Bedroom Three

13'01 x 9'10 (3.99m x 3.00m)

Window to side. Radiator. Wood style floor.

Bedroom Four

10' x 9'11 (3.05m x 3.02m)

Window to side. Radiator.

Four Piece Bathroom

10'8 x 6'7 (3.25m x 2.01m)

Panelled bath with mixer tap/shower head attachment. Low Level W.C. Wash basin in vanity unit. Separate shower cubicle. Wood style floor. Window to rear.

Gardens

To the front of the property there is a dwarf wall enclosing two gravelled planting beds with feature ornamental grass and shrubs.

To the side of the property there is parking space for approx. four cars which leads to a fence with gate that opens to the rear garden.

The rear garden has a raised gravel and decked area, lawn with planting beds and enclosed with a brick wall and fence.

Coach House/Garage & Stable

Brick construction and split into two parts with mezzanine access via a ladder and with power and lights. Accessed through double wood doors. Section One. - 14' 08 x 12'03 Section Two 15'01 x 8'10

Garden Office

11'01 x 7'08 (3.38m x 2.34m)

French uPVC doors and additional window. Laminate floor. Lights and internet.

Paddock

a tree lined paddock of approx. 0.8 acres with access via a gate through a brick wall from the garden.

Additional Information

Tenure: Freehold

Floor Area: 141 Square Meters

EPC Rating: F




Council Tax Band: D - West Lindsey

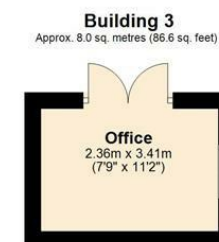
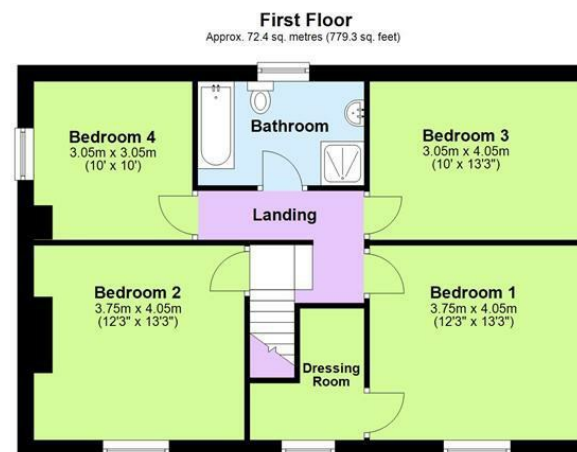
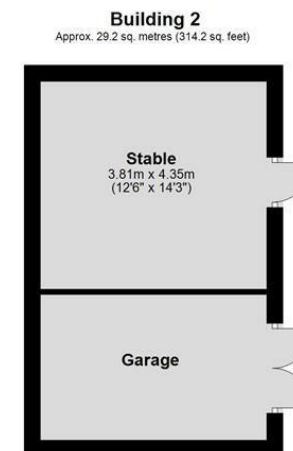
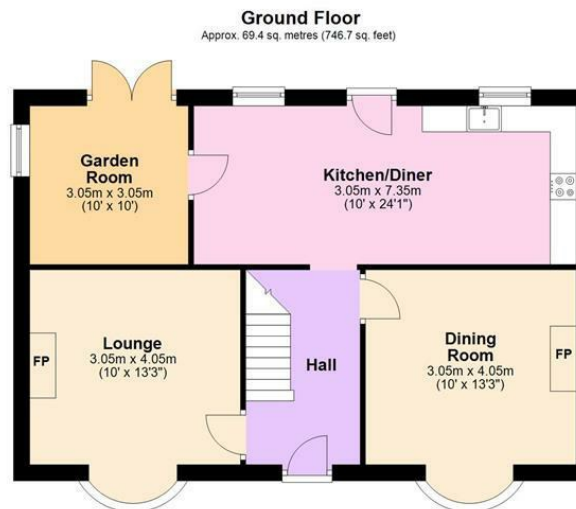
Services: Oil Fired Radiator Heating.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		 90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	 32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 179.0 sq. metres (1926.8 sq. feet)

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