



## 4, Gallamore Court

Middle Rasen | Market Rasen | LN8 3UH

£380,000



Perkins George Mawer & Co.

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

# 4

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A Substantial and Extended Detached Home with Ground and First Floor Annexe Space is situated in a Quiet 'Cul-De-Sac' in the popular village of Middle Rasen, which has an active community, centred around the Village Hall, Primary School and Nags Head. There is a Post Office and General Store whilst Market Rasen has a wider range of Independent Shops, Schooling, Doctors, Vets, Leisure Centre, Cafes and Bars or you can hop onto the train at the Railway Station if you need to travel further afield.

This home could suit many buyers but particularly a family who would like some decent space or anyone looking to buy with an elderly relative or want a teenager suite with this home with an annexe. It is warmed by gas radiator heating and retained by uPVC double glazing. The versatile property comprises in brief: Entrance Lobby, Reception Hall, Cloakroom, Living Room with double opening doors through to the Dining Room, Re-Fitted Kitchen and Lean-To Conservatory. The Ground Floor Annexe has a Bedroom, Wet Room, Dining/Sitting Area and Kitchenette. On the First Floor there is a Bathroom, Five/Six Bedrooms (Bedroom Three currently being used as an office and linking to the Annexe). First Floor Annexe comprising Two Bedrooms and an En-Suite Cloakroom.

Outside there is a Front Garden, Block Paved Driveway providing Parking for Three Cars and an Integral Single Garage. To the Rear is a very wide plot including Covered Patio, Large Expanse of Lawn and a Vegetable Plot.

- Large Extended Detached Home
- Quiet Cul-De-Sac Position
- Lean-To Conservatory
- Six/Seven Bedrooms in Total
- Ground & First Floor Annexe Rooms
- Two Receptions, Re-Fitted Kitchen
- Bathroom, Wet Room & Two Cloakrooms
- Large Rear Garden, Garage & Garden

### Entrance Lobby

Approached through composite entrance door having two double glazed inserts. White panel effect door to Cloakroom. Multi pane glazed door to Reception Hall.

### Cloakroom

Low Level W.C. Corner wash basin. Radiator. Window to front. Tiling to water sensitive areas.

### Reception Hall

Radiator. Window to side. Stairs to first floor. with cupboard under. White panel effect doors to Living Room and Kitchen.





### Living Room

14'5 x 12'5 (4.39m x 3.78m)

Gas living flame fire. Bow window to the front. Radiator. Coving. Double opening panel effect doors to:-

### Dining Room

9'9 x 9'10 (2.97m x 3.00m)

Radiator. Double glazed patio doors to garden. Serving hatch to Kitchen. Doorway to Ground Floor Annexe.

### Re-Fitted Kitchen

9'9 x 11'5 (2.97m x 3.48m)

White wood grain effect wall and base units, wall units with pelmets and concealed lighting under. Grey roll top work-surfaces with inset single drainer, stainless steel sink top. Tiled splashbacks. Radiator. Fitted shelving. Half uPVC and half double glazed door to:-

### Lean-To Conservatory

13'0 x 8'0 (3.96m x 2.44m)

uPVC double glazed windows to sides and rear, matching door to garden. Wood door to Garage

### Ground Floor Annexe Room

#### Dining/Sitting Area

10'8 x 5'10 (3.25m x 1.78m)

Double radiator. Patio doors to Rear Garden. Open plan to:-

#### Kitchenette

5'9 x 4'8 (1.75m x 1.42m)

Fitted wall and base units. Single drainer stainless steel sink unit. Window to rear. Tiled splashbacks.

#### Wet Room

Shower. Corner Pedestal Wash Basin. Low Level W.C. Window to side. Dimplex electric fan heater.

### Ground Floor Bedroom

11'9 x 10'8 (3.58m x 3.25m)

Triple floor to ceiling fitted wardrobes. Additional double wardrobe and two double matching storage cupboards. Bow window to the front. Double radiator. Coving.

### First Floor Galleried Landing

Radiator. Access to loft. Airing cupboard housing foam lagged hot water cylinder.

### Bedroom One

16'3 x 9'8 (4.95m x 2.95m)

Fitted wardrobe. Two double radiators. Windows to front and rear.





## Bedroom Two

14'2 x 11'6 (4.32m x 3.51m)

Window to front. Two double wardrobes with matching storage over and additional double cupboard. Knee-hole Dressing Table and drawers.

## Bedroom Three/Study/ Play Room

10'2 x 9'11 (3.10m x 3.02m)

Window to rear. Radiator. Coving. Open plan to First Floor Annexe Rooms.

## Bedroom Four

9'10 x 7'11 (3.00m x 2.41m)

Fitted double wardrobe. and matching storage. Additional matching storage cupboard. Window to front. Radiator.

## Bathroom

'P' Shaped Bath with shower and screen over. Pedestal wash basin. Low Level W.C. Pedestal wash basin. Tiling to water sensitive areas. Chrome heated towel rail. Window to rear.

## First Floor Annexe Rooms

## Bedroom Five

10'10 plus wardrobe x 11'8 (3.30m plus wardrobe x 3.56m)

One double and one single fitted wardrobe with matching storage over. Knee-hole dressing table and drawers. Double radiator. Coving. White panel effect door to:-

## En-Suite Cloakroom

Low Level W.C. Wash hand basin. in vanity unit with double cupboard. Window to side. Tiling to water sensitive areas. Coving.

## Bedroom Six

11'9 x 9'5 (3.58m x 2.87m)

Fitted wardrobe with matching storage cupboard over and additional storage cupboard., Wash hand basin in vanity unit with double cupboard under. Radiator. Window to front. Coving.

## Front Garden

Lawn. Block paved driveway with parking for three cars.

## Single Garage

17'0 x 9'7 (5.18m x 2.92m)

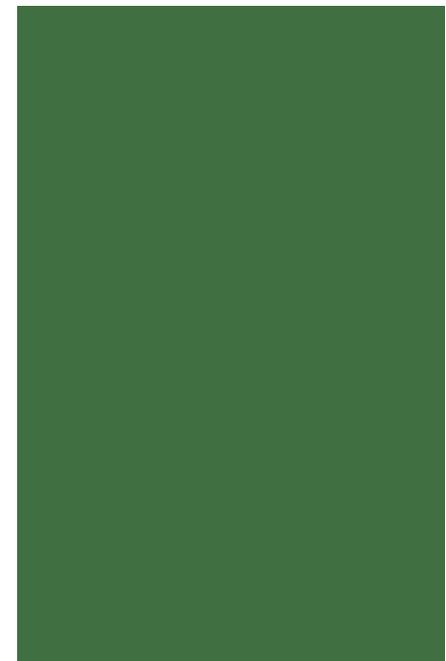
Up and over door. Light and electric. Gas boiler. Door to Lean-To Conservatory.

## Large/Wide Rear Garden

Covered Patio. Expanse of lawn. Shed. Greenhouse. Vegetable plot.

## Additional Information

Tenure: Freehold // Council Tax Band: D // EPC Rating: D // Services: All mains services are connected





## Floor Plan to Follow

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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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.