



CAENBY ROAD, GLENTHAM, MARKET RASEN, LN8
ASKING PRICE £485,000



We are delighted to offer for sale plot 7, a delightful four bedroom detached house situated on an exclusive development located in the Lincolnshire Village of Glentham. Offering a variety of impressive detached homes and a pair of semi-detached properties, all tastefully designed to benefit from desirable open plan living,

The development is surrounded by two sides of open countryside and is in a great location for connections to the A15, A46 & M180. The position of each plot has been planned to provide generous outdoor space for all with garages for each property.

Plot 7 offers spacious living throughout and comprises an open plan kitchen diner and family area with an additional lounge. There is an entrance hallway with a W.C and staircase which leads up to the first floor landing. The first floor consists of four bedrooms with an en-suite to the master and guest bedroom and an additional main bathroom.

Viewing is highly recommended!



Location

The development is nestled within the Lincolnshire village of Glentham, a spot that not only offers fantastic views of open countryside, but within a short distance from the famous Caenby Corner, connecting the M180 to Lincoln and the A46. The village of Glentham is a great commuters location, 6 miles West of Market Rasen and 14 miles North of Lincoln. A short drive East towards the coast leads to the stunning Lincolnshire Wolds which is classified as an area of outstanding natural beauty.

It is well serviced with a wealth of amenities, including a village convenience store, a fuel station, an outreach Post Office, a public house, a garden centre and restaurant and a Grade 1 listed St Peters church dating back from the 13th century. As well as a very active village hall running events such as pub nights and takeaway nights. There is also a holiday park "Glentham Grange" exclusive for adults only, which is surrounded by farmland with stunning views of the Lincolnshire Wolds and open 365 days of the year.

Entrance

Enter the property via a uPVC door into a spacious welcoming hallway where there is a door into the cloakroom, the heatmiser thermostat, an under stair cupboard which houses the underfloor heating controls, a door to the rear garden and a staircase to the first floor landing.

Cloakroom

2'8" x 5'8"

Fitted with a two piece suite comprising of a W.C and wash hand basin in vanity unit, extractor and spotlights to the ceiling.

Open Plan Kitchen Dining Living Area

37'4" (max) x 15'3" (max)

Modern kitchen fitted with grey fronted wall, base and drawer units including an integrated fridge freezer, washer/dryer, dishwasher, sliding recycling/waste drawer, oven with compact combination microwave above, 4 ring induction hob with extractor over, kitchen island with drawers and base units and breakfast bar.

There are two sets of uPVC double glazed patio doors to the rear and side garden leading out to patio area. A uPVC double glazed window to the side and a uPVC double glazed walk in bay to the rear.

Lounge

22'1" x 13'0"

Spacious lounge with a uPVC double glazed window to the rear and front along with a uPVC double glazed walk in bay to the side, T. V aerial point and heatmiser thermostat.

First Floor Landing

Bright and airy landing providing access to all four bedrooms along with a loft access hatch, heatmiser thermostat, airing cupboard which houses the hot water cylinder, an additional storage cupboard and uPVC double glazed windows to the front and rear.

Master Suite

Dressing Area

4'11" x 10'5"

with radiator.

En-Suite Shower Room

11'7" x 5'0"

Modern en-suite fitted with a shower cubicle with glass screen and tiled enclosure, a w.c. and a grey vanity unit mounted with wash hand basin with a mixer tap and grey wood effect splashbacks, there is also an additional heated towel rail.

Bedroom

9'7" x 14'2"

Master bedroom with a radiator, a uPVC double glazed window to the front and rear and a T.V aerial point.

Guest Bedroom

9'6" x 15'8" (max)

With radiator, a uPVC double glazed window to rear and side and a T.V aerial point.

En-Suite

6'10" x 6'1"

Fitted with a corner shower cubicle with glass screen and tiled enclosure, a w.c. and a grey vanity unit mounted with wash hand basin with a mixer tap and grey wood effect splashbacks and a heated towel radiator.

Bedroom 3

13'1" x 13'1"

With a uPVC double-glazed window to the rear and side, a radiator and a T.V aerial point.

Bedroom 4

8'7" x 13'0"

With a radiator, a uPVC double glazed window to the front and a T.V aerial point.

Family Bathroom

6'10" x 9'4"

Modern suite with part tiled walls and consisting of a bath with shower over and glass screen, w.c., grey vanity unit mounted wash hand basin with a mixer tap, splashbacks and light up mirror above. There is a tall grey heated towel rail, extractor fan, recessed ceiling spotlights and a uPVC double glazed privacy window to the side aspect.

Outside

There is a block paved driveway which leads down to a double garage with an electric up and over door and pedestrian door to the side.

The rear garden is mainly laid to lawn with a patio area and is enclosed with fencing to the boundary. There is a gateway which leads to the driveway and the front of the property.

There is an additional covered porch to the rear with up and down lighting which offers another entrance into the property.

Services

Mains electricity, drainage, water and BT fibre connection are understood to be connected. Heating and hot water is via a state of the art air source heat pump combined with underfloor heating to the ground floor and radiators to the first floor. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Brochure Prepared

February 2024

Viewings

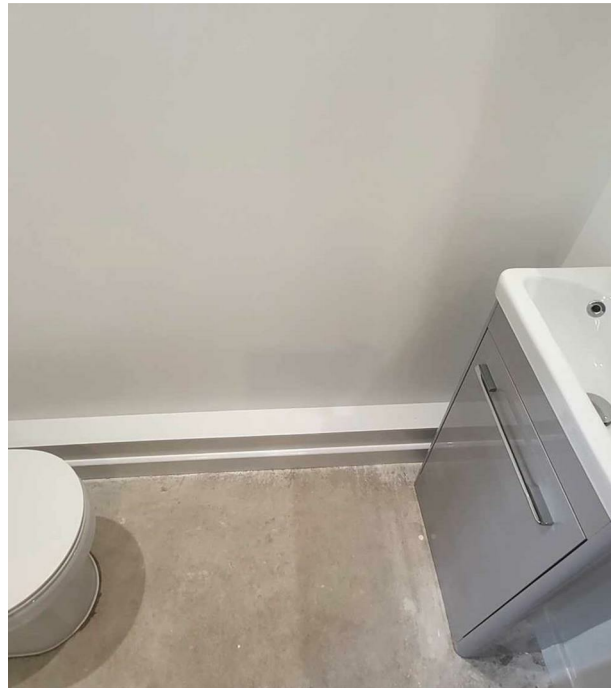
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

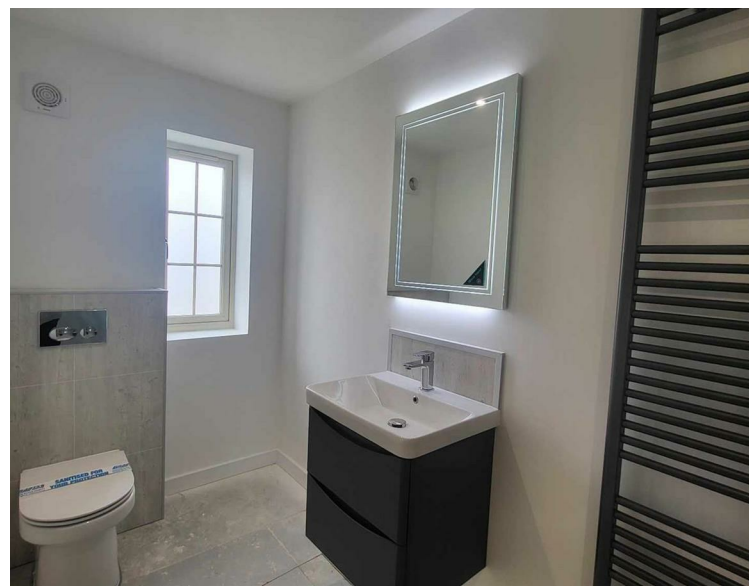
Opening Hours

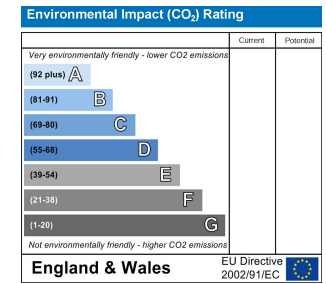
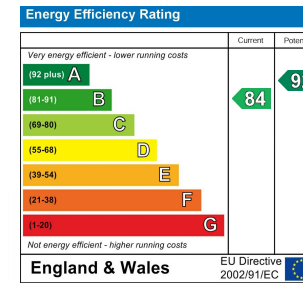
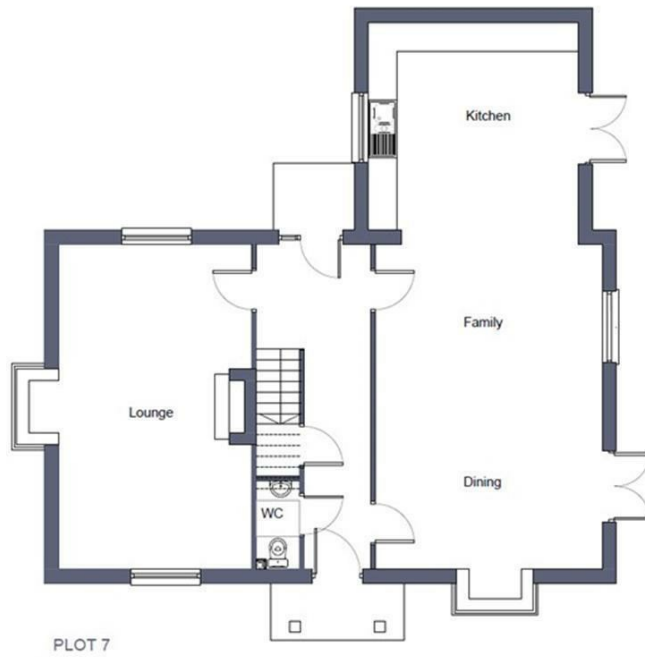
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm









To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

