



Homeleigh Court
Middle Rasen

MOUNT & MINSTER

Homeleigh Court

Middle Rasen

- Detached Dormer Bungalow
- Three/Four Bedrooms
- Lounge
- Kitchen Family Room
- Study/Bedroom Four
- Detached Double Garage
- No Onward Chain
- Popular Village Location

INTRODUCTION

An impressive four bedroom detached property with excellent entertaining space and situated in a private close. Located near to Market Rasen, the spacious property comprises; Entrance Hall, Lounge, Kitchen Family Room, Study/Bedroom Four, Three Further Bedrooms, Ensuite and Bathroom. Outside there is an enclosed rear garden with driveway and detached double garage.

LOCATION

The property is located in Middle Rasen which is situated approximately 1.5 miles west of Market Rasen and 13 miles north east of Lincoln. The village is well served by a Primary School rated "Good" by Ofsted. There is a village shop, Public House and a plethora of activity groups and sports clubs.

ACCOMODATION

Entrance Hall

UPVC double glazed windows and door, vinyl wood effect laminate floor, radiator, ceiling lights, smoke alarm and stairs to the first floor.

Lounge

8.78m x 3.75m

Vinyl wood effect laminate floor, uPVC double glazed window into bay and French doors to rear patio, radiator and feature fireplace with inset gas living flame fire, wall and ceiling lights.

Study/Bedroom Four

2.94m x 2.86m

Vinyl wood effect laminate floor, uPVC double glazed window, ceiling light and radiator.

Kitchen Family Room

5.84m x 4.75m

Vinyl wood effect laminate floor, fitted wall and base units, integrated four ring gas hob, electric oven, one and a half bowl sink and drainer, space for a dishwasher, tiled splashback, uPVC double glazed windows and French doors, ceiling lights, recessed spotlights in the vaulted ceiling, feature wood burner and radiator.



**Utility Room****1.96m x 1.95m**

Vinyl wood effect laminate floor, fitted base unit, sink and drainer, Viessmann gas fired combi boiler, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, ceiling light, extractor and uPVC double glazed door.

WC

Vinyl wood effect laminate floor, low level WC, wall mounted wash hand basin, radiator, ceiling light and extractor.

First Floor Landing

Carpet, loft access, smoke alarm and ceiling light

Bedroom One**4.71m x 3.77**

Carpet, uPVC double glazed windows, ceiling light and radiator.

Ensuite

Vinyl floor, low level WC, pedestal wash hand basin, mains shower, radiator, uPVC double glazed window, tiled splashback, shaver point, ceiling light and extractor.

Bedroom Two**4.77m x 2.116**

Carpet, uPVC double glazed window, Velux window, radiator and ceiling light.

Bedroom Three**4.72m x 2.86**

Carpet, uPVC double glazed window, radiator and ceiling light.

Bathroom**2.86m x 2.11m**

Vinyl floor, low level WC, pedestal wash hand basin, bath, Velux window, uPVC double glazed window, radiator, tiled splashback, ceiling light and extractor.

OUTSIDE

Front - tarmac drive with mature bushes, leading to a detached double garage.
Rear - predominately laid to lawn with two patios and open field views.

METHOD OF SALE

For sale by way of private treaty.

TENURE

Freehold with vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE

EPC rating: TBC

COUNCIL TAX BAND

Council tax band: C

VIEWINGS

Via sole agents, Mount & Minster LLP (01522 716204).

PARTICULARS

Drafted and photographed following clients' instruction November 2020.

ADDITIONAL INFORMATION

For further details, please contact Daniel Baines at Mount & Minster:

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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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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