



Homeleigh Court  
Middle Rasen

MOUNT & MINSTER

# Homeleigh Court

## Middle Rasen

- Detached Dormer Bungalow
- Kitchen Diner with Breakfast Bar
- 25' Sitting Room
- Three/Four Bedrooms
- Newly Fitted Ensuite to Master
- Newly Fitted Bathroom
- Garage & New Block Paved Driveway
- Front and Rear Gardens

### Introduction

An impressive three/four bedroom detached property with excellent entertaining space situated in a private close.

### 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.

### Ground Floor

#### Entrance Hall

uPVC double glazed front entrance door with adjoining side screens, radiator, mains smoke alarm, high quality oak effect flooring and stairs leading to first floor landing.

#### Cloakroom/WC

**0.82m x 1.96m (2'8" x 6'5")**

Newly fitted suite including; low level WC and vanity wash hand basin, tiled splash back, high quality oak effect flooring, radiator and extractor fan.

#### Family Lounge

**3.75m x 7.85m (12'3" x 25'9")**

Double glazed bay window to the front aspect with fitted window seat, double glazed French doors with adjoining side screens leading to a rear patio area, feature fireplace with coal effect gas fire, radiator and high quality oak effect flooring.

#### Kitchen/Diner

**5.86m x 4.74m (19'2" x 15'6")**

An excellent space to cook and entertain and updated within the last two years. The kitchen area has a range of modern fitted base and wall units with roll edge work surfaces, breakfast bar, under unit lighting, a Range master cooker, extractor, space for American style fridge freezer, integrated dishwasher, one and a half stainless steel sink, tiled splash backs, high quality oak effect flooring and double glazed window to the rear aspect. The room is enhanced by a multi fuel burner creating a fantastic focal point.

#### Utility Room

Fitted base and wall units with roll edge work surface. Space and plumbing for washing machine, high quality oak effect flooring and double glazed rear entrance door.

#### Study/Bedroom Four

**2.86m x 2.96m (9'4" x 9'8")**

High quality oak effect flooring, double glazed window to front aspect and radiator.





#### **First Floor Landing**

**3.86m x 1.94m (12'7" x 6'4")**

Loft access, airing cupboard and mains smoke detector.

#### **Master Bedroom**

**3.87m x 3.79m (max) (12'8" x 12'5" (max))**

Double glazed windows to rear and side aspects, carpet, radiator.

#### **Ensuite Shower Room**

Newly fitted three piece suite comprising cubical shower with mains shower unit, pedestal wash hand basin and low level WC, tiled splash backs, heated towel rail, radiator, extractor fan and double glazed window to the rear aspect.

#### **Bedroom Two**

**3.86m x 2.90m (12'7" x 9'6")**

Double glazed window to rear aspect, carpet, radiator.

#### **Bedroom Three**

**2.13m x 3.78m (6'11" x 12'4")**

Double glazed window to side aspect, carpeted, radiator and Velux style window.

#### **Family Bathroom**

**2.13m x 2.90m (6'11" x 9'6")**

Newly fitted three piece bathroom suite comprising, panelled bath with shower head above and retractable screen, low level WC, heated towel rail and vanity wash hand basin. There are tiled splash backs, wall mounted cupboard, extractor fan, radiator, Velux style window and double glazed window to the side aspect.

#### **Outside**

##### **Gardens**

The property benefits from gardens to both the front and rear. The front garden has a variety of plants and shrubs including contrasting perennials. The rear garden, has recently had a new fence installed, is south west facing and mostly laid to lawn with paved patio area and enclosed by brick walling and conifer hedging.

##### **Driveway**

There is a tarmac driveway in front of the garage and additional new block paved parking to the side.

##### **Single Garage**

A brick built single garage with pitched tile roof, up and over door, electric charging point, power and lighting.

#### **METHOD OF SALE**

The property is to be sold by private treaty.

#### **TENURE**

Freehold with vacant possession on completion.

#### **SERVICES**

Mains Gas, Electricity, Water and Drainage

#### **ENERGY PERFORMANCE CERTIFICATE**

EPC rating: B

#### **COUNCIL TAX BAND**

Council tax band: C

#### **PARTICULARS**

Drafted and photographs taken following clients' instructions of December 2020.

#### **VIEWING**

By prior arrangement with the Sole Agents (01522 716204)

#### **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) <b>A</b>			
(81-91) <b>B</b>		<b>82</b>	<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>90</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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