



Middlefield Lane, Market Rasen, LN8

£300,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

An immaculately presented non-estate detached family bungalow situated in the popular village of Glentham, to the north of the Historic Cathedral & University City of Lincoln. The property has been refurbished with great attention to detail by the current owners and offers spacious accommodation

Key features:

- Great Location
- Garage
- Off Road Parking
- Spacious Rooms
- Modern Kitchen
- Modern Bathroom

Extra info:

- **Property Age:** 33 years
- **Council Tax:** Band D (£1747.25 per-annum)
- **Double Glazing:** All
- **Heating:** Oil
- **Parking:** Garage



An immaculately presented non-estate detached family bungalow situated in the popular village of Glentham, to the north of the Historic Cathedral & University City of Lincoln. The property has been refurbished with great attention to detail by the current owners and offers spacious accommodation to include Entrance Hall, Lounge offering views over the larger than average rear garden, Dining Room, state of the art Fitted Kitchen, Three Bedrooms and Family Bathroom. Outside to the front of the property, there is a driveway providing off-street parking for several vehicles and access to the Detached Single Garage, a lawned area, well-stocked flower beds and borders with trees and shrubs. To the rear of the property, there is a larger than average lawned garden with shrubs & trees and a paved patio area. There is an external oil fired "Worcester Greenserve" combi boiler which was fitted in 1987.

LOCATION Particularly well located in the semi-rural village of Glentham, approximately 15 miles from the centre of Lincoln. The village offers a public house and shop. The nearby market towns of Gainsborough, Market Rasen, and Scunthorpe, as well as the city of Lincoln all, offer a wide variety of amenities.

DINING ROOM 14'9 x 8'3 (4.50m x 2.51m)

LOUNGE 16'8 x 16'5 (5.08m x 5m)

KITCHEN 13'5 x 10'8 (4.09m x 3.25m)

BEDROOM 11'9 x 9'2 (3.58m x 2.79m)

BEDROOM 10'9 x 10'8 (3.28m x 3.25m)

BEDROOM 15'5 x 13'8 (4.70m x 4.17m)

Floor plan:

Ground Floor

Approx. 127.2 sq. metres (1369.2 sq. feet)



Total area: approx. 127.2 sq. metres (1369.2 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

Summerfield, Middlefield Lane, Glenthams, MARKET RASEN, LN8 2ET

Dwelling type: Detached bungalow	Reference number: 8701-2627-1122-5526-7203
Date of assessment: 22 February 2020	Type of assessment: RdSAP, existing dwelling
Date of certificate: 23 February 2020	Total floor area: 116 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,721
Over 3 years you could save	£ 378

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 246 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 378 over 3 years </div>
Heating	£ 1,923 over 3 years	£ 1,659 over 3 years	
Hot Water	£ 552 over 3 years	£ 438 over 3 years	
Totals	£ 2,721	£ 2,343	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p>	<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="font-size: 2em; color: #00728f;">63</td> <td style="font-size: 2em; color: #00728f;">77</td> </tr> </table>	Current	Potential	63	77	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Current	Potential					
63	77					

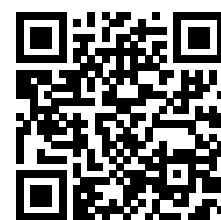
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 264
2 Solar water heating	£4,000 - £6,000	£ 114
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 990

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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