



## Charter House, Washdyke Lane

Glentham, Market Rasen, LN8 2ER



Book a Viewing!

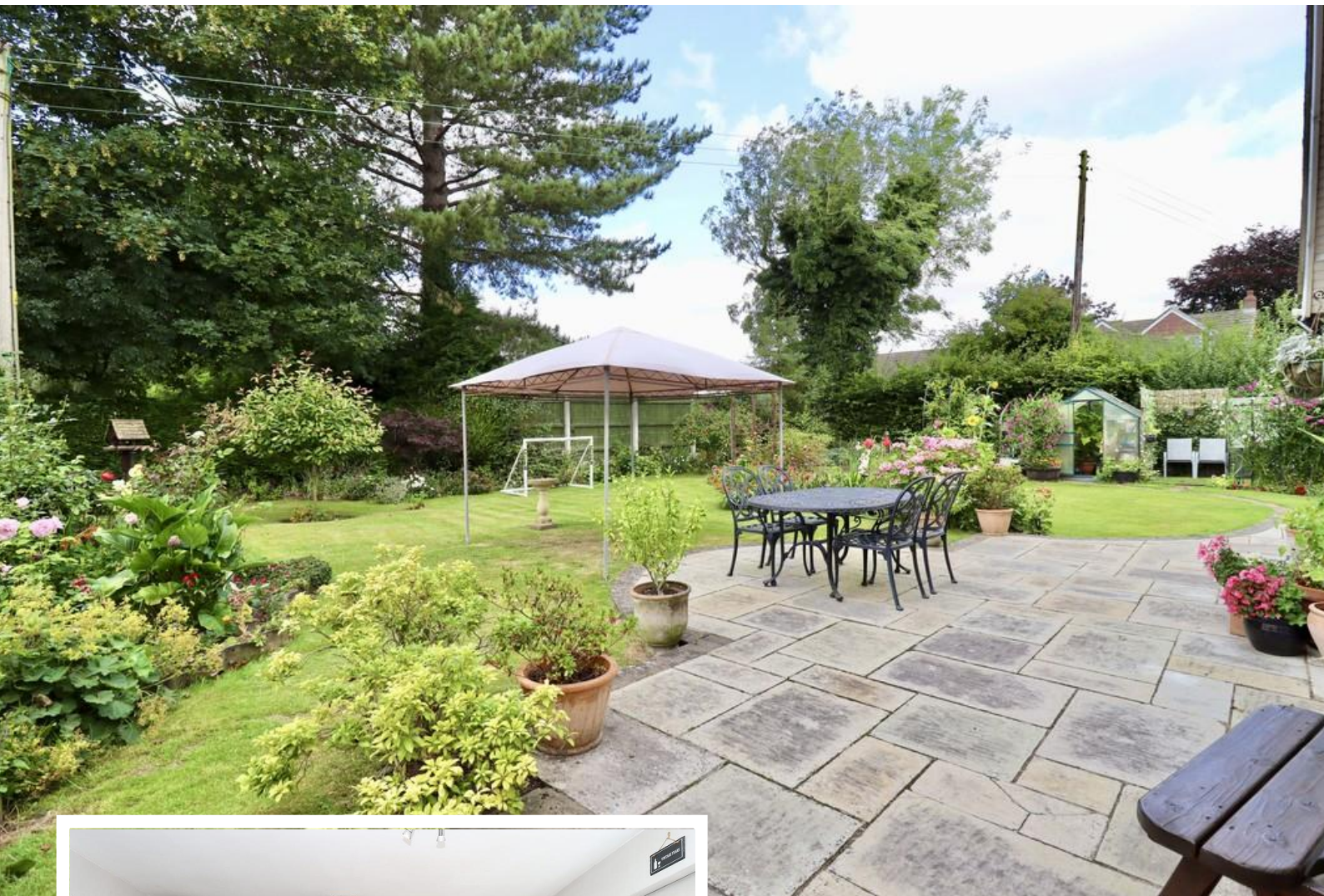
**£395,000**

An extended detached family home situated in a quiet non-estate location and set back from the road on an elevated plot with generous-sized gardens to the front and rear. Internally the property offers spacious living accommodation with three large Reception Rooms incorporating a Lounge, Family Room and Dining Room overlooking the rear garden. Furthermore there is an Entrance Hall which leads to a Kitchen, Utility Room, Rear Entrance and a Downstairs WC. To the First Floor there is a large Main Bedroom with a Store Room, three further Bedrooms and a Family Bathroom. Outside there is a large driveway providing ample off-road parking which also gives access to a Double Garage. There is a beautifully maintained garden to the rear. Viewing of the property is highly recommended.





Washdyke Lane, Glenthams, Market Rasen, LN8 2ER



**SERVICES**

Mains electricity, water and drainage. Oil-fired central heating.

**EPC RATING – E**

**COUNCIL TAX BAND – E.**

**LOCAL AUTHORITY -** West Lindsey District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

**LOCATION**

Glenthams is a rural, medium sized village to the north of Lincoln. Complete with village hall, village convenience shop, public house and fuel station/garage and is also within easy access to the Market Town of Market Rasen where all the usual facilities and amenities can be found.

**ENTRANCE HALL**

11' 4" x 7' 3" (3.45m x 2.21m), with laminate flooring, stairs to First Floor and radiator.

**LOUNGE**

21' 1" x 12' 0" (6.43m x 3.66m), with UPVC double glazed window, fireplace with multifuel burner and two radiators.





#### KITCHEN

12' 0" x 11' 4" (3.66m x 3.45m), with UPVC double glazed window, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, stainless steel sink and drainer, space for a freestanding cooker, space for a fridge and radiator.

#### FAMILY ROOM

12' 1" x 12' 0" (3.68m x 3.66m), with UPVC double glazed sliding doors and radiator.

#### DINING ROOM

22' 3" x 11' 3" (6.78m x 3.43m), with UPVC double glazed sliding doors, parquet flooring and two radiators.

#### UTILITY ROOM

9' 3" x 7' 10" (2.82m x 2.39m), with base unit with work surface over, stainless steel sink and drainer, plumbing/space for washing machine and space for a freezer.

#### REAR ENTRANCE

With two UPVC double glazed windows, external door and tiled flooring.

#### WC

With low level WC.

#### FIRST FLOOR LANDING

Giving access to four Bedrooms and Family Bathroom.



#### BEDROOM 1

18' 11" x 12' 0" (5.77m x 3.66m), with UPVC double glazed window and radiator.

#### BEDROOM 2

12' 0" x 11' 10" (3.66m x 3.61m), with UPVC double glazed window and radiator.

#### BEDROOM 3

15' 11" x 8' 9" (4.85m x 2.67m), with UPVC double glazed window and radiator.

#### BEDROOM 4

9' 3" x 7' 10" (2.82m x 2.39m), with UPVC double glazed window and radiator.



#### BATHROOM

10' 9" x 6' 2" (3.28m x 1.88m), with UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, bath with electric shower over, part-tiled walls, radiator and access to roof void.



#### OUTSIDE

To the front of the property there is a lawned garden with a variety of plants, shrubs and driveway providing ample off-street parking and giving access to the double garage with two up and over doors and two windows. A passageway leads to the rear garden which is mainly laid to lawn with a large patio seating area, flowerbeds with a range of well-maintained plants, shrubs and trees and a vegetable patch.



**WEBSITE**

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

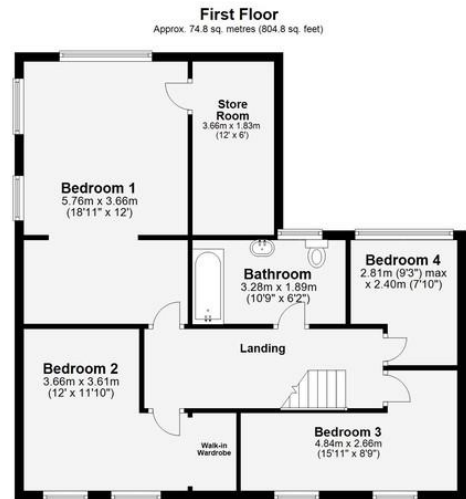
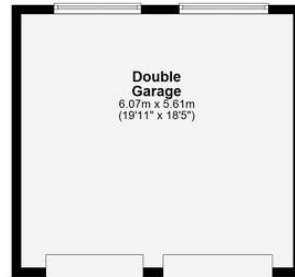
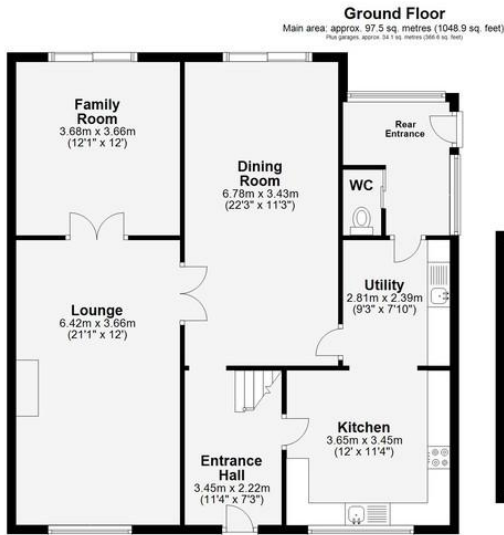
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

**GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Main area: Approx. 172.2 sq. metres (1853.8 sq. feet)  
Plus garages: approx. 34.1 sq. metres (366.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS

**22 Queen Street**  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.

