



**Plot 6 Lancaster Heights, York Road
Brookenby, LN8 6EX**



Book a Viewing!

£335,000

This brand new detached family home is located in the village of Brookenby, set within the scenic Lincolnshire Wolds. The property is part of the Lancaster Heights development, which features family-friendly homes designed with practicality and outdoor space in mind. The exterior showcases a classic Lincolnshire style, using Tatham Red Multi bricks and Red Low Pitch Pantile roof tiles. Upon entering, you will find an entrance hall leading to a generous sized lounge and an impressive open-plan kitchen diner which has double doors into the rear garden. The high quality fitted kitchen is equipped with integrated appliances, including a fridge/freezer, dishwasher, hob, eye-level oven, extractor fan and features a centre island. Adjacent to the kitchen is a utility room and a downstairs WC. Upstairs, the first-floor landing leads to four bedrooms, including a main bedroom with an en-suite shower room and the family bathroom. Outside, the property features a good-sized block-paved driveway that provides off-road parking and access to a carport. Additional features, include outdoor lighting, a garden tap and a spacious patio area at the rear leading onto the lawned gardens.



Plot 6, Lancaster Heights, York Road, Brookenby, Market Rasen, LN8 6EX



EPC RATING – to follow.

COUNCIL TAX BAND – To be confirmed.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

This development is situated in the village of Brookenby, which is part of the Lincolnshire Area of Outstanding Natural Beauty. It is close to Market Rasen and provides convenient access to Lincoln, Grimsby, and Louth. Next to the larger village of Binbrook, Brookenby features a pub, a community centre, and a convenience store. . A bus service connects the village to several major towns, offering wider transport options.

Market Rasen is a busy market town located on the eastern side of Lincolnshire, offering various local amenities, including both national and independent retailers, primary and secondary schools.



Additional facilities include medical and dental services, restaurants, a supermarket, and leisure activities such as a leisure centre, golf course and a racecourse.

Nearby, Louth is another popular market town. Louth features a variety of shops, cafes, and restaurants, along with a well-regarded market that operates multiple days a week. The town also offers excellent educational facilities, including primary and secondary schools, and various recreational options, such as parks and sports facilities. Louth is easily accessible from Brookenby, providing residents with further amenities and transport links.



TECHNICAL INFORMATION

Construction Method: Timber Frame

Sewerage and Water: Mains Connection

Heating: Gas Boiler with Radiators

New Build Warranty: ICW 10 Year Building Warranty

KEY SPECIFICATION INFORMATION

EXTERNAL

Tatham Red Multi Bricks

Double Glazed White Duraflex Casement Windows and Patio Doors

Condron Low Pitch Pantile Roof Tiles

Stone Sills

Block Paved Driveways

Brick Built Carport in Same Tatham Red Multi Brick

Outside Tap

Feather-Edge Fencing to Rear Boundaries

Post and Rail Fencing to Front Boundaries

Exterior Lighting Included

INTERNAL

4 inch Lambs-Tongue Skirting and Matching

Architraves in White Satin

White Painted Doors with Optional Upgrade to Oak
White Sockets and Switches with TV Aerial Points to all Bedrooms

Downlighters to Kitchen and Bathrooms

Pendant Lighting to Living Room, Hallways and Bedrooms

Kitchen Island Plot Dependant with Seating for Breakfast Bar

Patio Doors from Dining Area to Rear Garden

Kitchen Upgrade Packages Available Subject to Build Stage

White Porcelain Bathroom Suites with Modern Sanitaryware

Kitchen and Bathroom Floor Tiling Included as Standard





ACCOMMODATION

ENTRANCE HALL

OPEN PLAN KITCHEN DINER
22' 9" x 18' 0" (6.93m x 5.49m)

UTILITY ROOM
7' 11" x 6' 6" (2.41m x 1.98m)

WC

LOUNGE
15' 11" x 11' 1" (4.85m x 3.38m)

FIRST FLOOR LANDING

BEDROOM 1
12' 3" x 11' 3" (3.73m x 3.43m)

EN-SUITE
6' 4" x 4' 10" (1.93m x 1.47m)

BEDROOM 2
11' 2" x 11' 1" (3.4m x 3.38m)

BEDROOM 3
11' 3" x 11' 1" (3.43m x 3.38m)

BEDROOM 4
10' 2" x 10' 2" (3.1m x 3.1m)

BATHROOM
7' 6" x 5' 6" (2.29m x 1.68m)



WEBSITE

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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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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.

CMH and J Walter 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.

Claverings 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

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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

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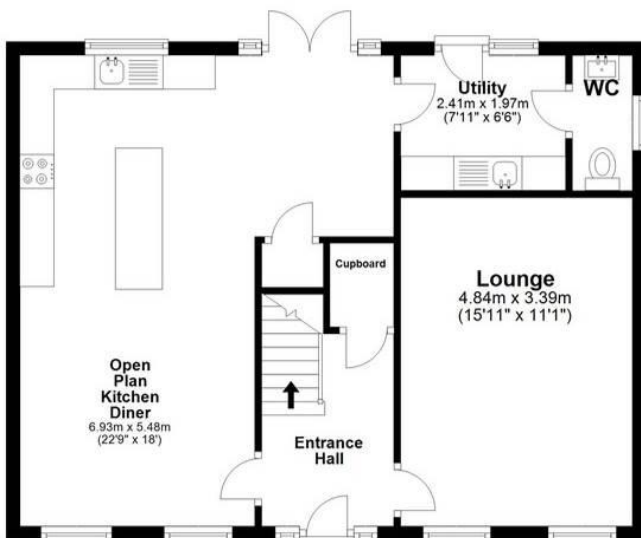
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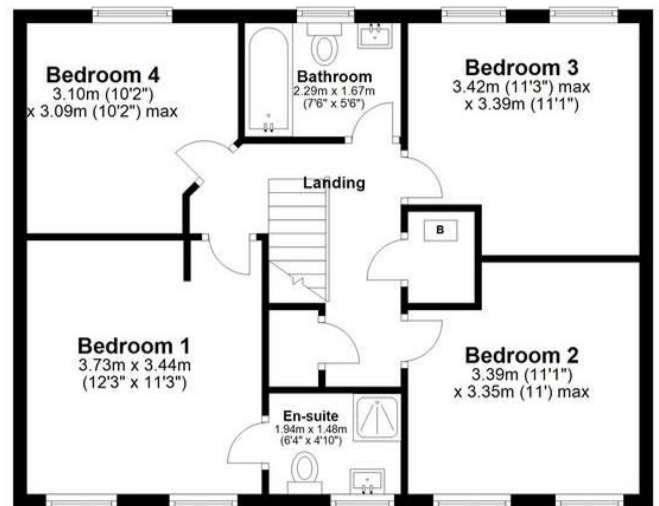
Ground Floor

Approx. 62.1 sq. metres (668.6 sq. feet)



First Floor

Approx. 61.7 sq. metres (664.4 sq. feet)



Total area: approx. 123.8 sq. metres (1332.9 sq. feet)

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

Mundys Estate Agents
Plan produced using PlanUp.



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Lincoln
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01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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