



The Glenn, 3 Main Street, Grasby Barnetby, DN38 6AH



Book a Viewing!

£425,000

A stunning four bedroom family home located in the sought after village of Grasby, positioned to the north of the Georgian Market Town of Caistor and within a short drive of the nearby town of Brigg. The property is also conveniently situated within walking distance of the village primary school and local public house. This exceptional home offers deceptively spacious accommodation extending to approximately 175m² and has been significantly extended and improved by the current owners. The property has been finished to a very high standard throughout whilst retaining many attractive original features. A particular highlight of the home is the impressive open plan kitchen, dining and living space located to the rear of the property overlooking the gardens. The internal accommodation includes an entrance hall, snug with bay window and feature fireplace, lounge with log burner, open plan kitchen diner, utility room and WC. The first floor offers three double bedrooms and a modern four-piece family bathroom, while the second floor provides a fourth bedroom with en-suite shower room. Externally the property benefits from gated parking providing off road parking and access to a single garage. The mature gardens extend to the side and rear and include seating areas and a fire pit.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Grasby is a small and well-regarded village positioned on the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty known for its rolling countryside and scenic walking routes. The village enjoys a peaceful rural setting while remaining conveniently placed for access to surrounding towns. The nearby market town of Caistor, around 3 miles away, provides a good range of everyday amenities including shops, cafés and schooling, including the well-known Caistor Grammar School which is the top-performing grammar school in the region. Slightly further afield, Market Rasen offers additional facilities, supermarkets and a railway station. Barnetby railway station is approximately 5 miles away. The village is also local to Humberside Airport with links to international flights. The historic city of Lincoln is approximately 25 miles to the south with extensive shopping, dining and cultural attractions. Surrounded by open countryside yet within easy reach of key road links including the A18 and M180, Grasby offers an appealing balance of village living and accessibility.



ACCOMMODATION

ENTRANCE HALL

With composite external door, radiator, opening to the lounge and stairs rising to the first floor.

SNUG

12' 0" x 11' 10" (3.66m x 3.61m) With UPVC double glazed bay window and additional window, feature fireplace with surround, built-in storage cupboards and radiator.

LOUNGE

11' 11" x 18' 0" (3.63m x 5.49m) With two UPVC double glazed windows, fireplace with log burner, traditional style radiator and built-in storage cupboard.



OPEN PLAN KITCHEN/DINER

24' 6" x 18' 0" (7.47m x 5.49m) With tiled flooring with underfloor heating. Fitted with a range of wall and base units with Quartz work surfaces, breakfast bar, sunken double sink, integrated dishwasher, oven, microwave combination oven and induction hob and central Island with Quartz work surface.

UTILITY ROOM

8' 8" x 4' 8" (2.64m x 1.42m) With tiled flooring with underfloor heating, Velux window, wall and base units, Quartz work surface, ceramic sink and plumbing for washing machine.



WC

5' 4" x 4' 1" (1.63m x 1.24m) With tiled flooring, partly tiled walls, low level WC, spotlighting and UPVC double glazed window.

FIRST FLOOR LANDING

With UPVC double glazed window, radiator and stairs to second floor.

BEDROOM 2

11' 10" x 11' 7" (3.61m x 3.53m) With two UPVC double glazed windows, feature fireplace and radiator.



BEDROOM 3

11' 11" x 10' 7" (3.63m x 3.23m) With two UPVC double glazed windows, feature fireplace and radiator.

BEDROOM 1

13' 3" x 13' 2" (4.04m x 4.01m) With UPVC double glazed window, wall panelling, traditional style radiator and fitted wardrobe.



BATHROOM

10' 9" x 9' 1" (3.28m x 2.77m) With UPVC double glazed window, low level WC, wash hand basin with cupboard below, bath with shower attachment, walk-in shower with rainfall shower and heated towel rail.

INNER HALLWAY

With UPVC double glazed window, traditional style radiators, wall panelling, fitted bookshelf and storage cupboards.

SECOND FLOOR LANDING

Access to bedroom four.

BEDROOM 4

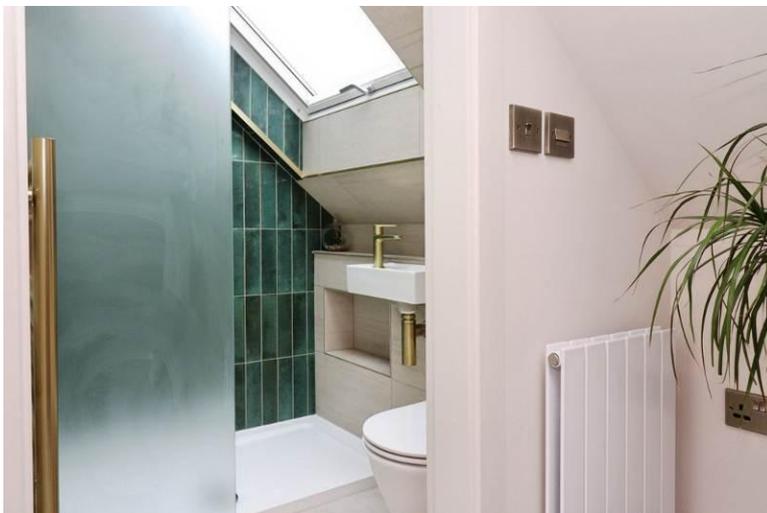
12' 10" x 9' 11" (3.91m x 3.02m) With two Velux windows, radiator and access to en-suite.

EN-SUITE

4' 10" x 4' 9" (1.47m x 1.45m) With window, low level WC, wash hand basin, walk-in shower, heated towel rail and extractor fan.

OUTSIDE

Property has a secure gated driveway, giving access to a further hardstanding area providing off-road parking and access to a single garage. There is a generous sized seating area with a purpose built fire pit/barbecue area and this leads to further paved seating and then steps up into generous sized lawn gardens with a variety of mature plants, shrubs and trees.



WEBSITE

Our detailed website shows 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

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

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, 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.

CWH 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

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 thoroughly 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:

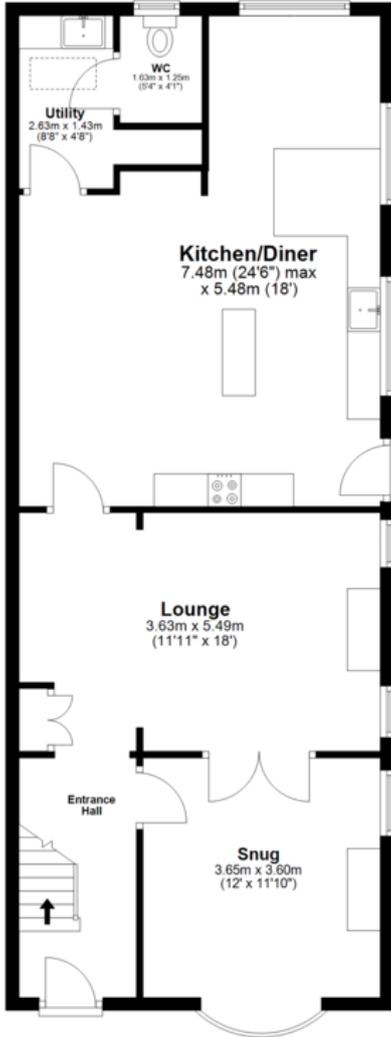
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition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

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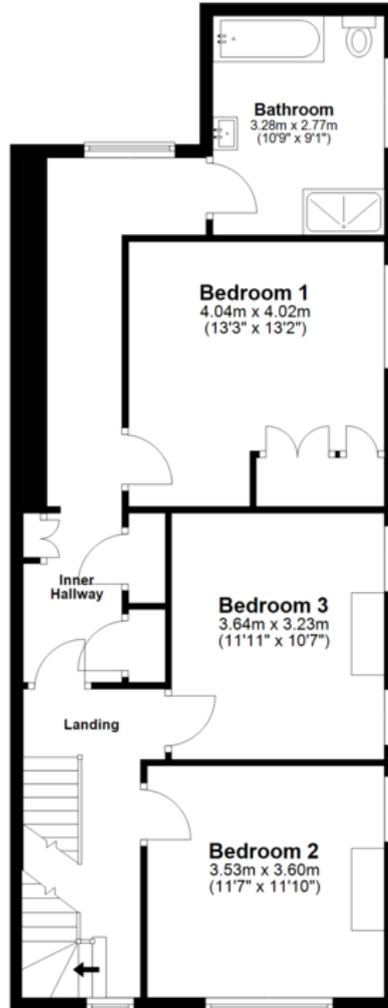
Ground Floor

Approx. 82.1 sq. metres (883.4 sq. feet)



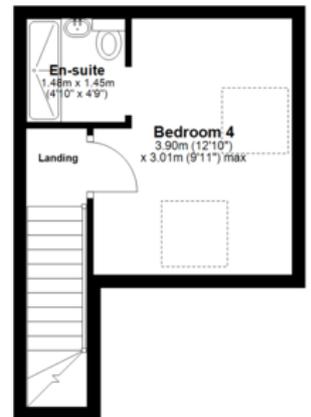
First Floor

Approx. 76.2 sq. metres (820.7 sq. feet)



Second Floor

Approx. 17.3 sq. metres (186.5 sq. feet)



Total area: approx. 175.6 sq. metres (1890.6 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.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
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01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
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