



**Gig Mews, Gainsborough Road, Middle Rasen,
Market Rasen, LN8 3JU**



Book a Viewing!

£400,000

A brand new three/four-bedroom detached home situated within a quiet cul-de-sac in the popular village of Middle Rasen, offering spacious and highly versatile accommodation finished to a high standard throughout. The layout has been designed with flexibility in mind, with a ground-floor sitting room/bedroom four providing an ideal option for guests, home working or those requiring a bedroom on the ground floor. A welcoming entrance hall gives access to the principal living accommodation and cloakroom/WC. The large dual-aspect lounge features a bay window to the front, double doors opening to the rear and a fireplace with space for a log burner. At the heart of the home is the impressive open-plan kitchen, dining and living area. Arranged in an L-shaped layout, there is ample space for a dining table and additional seating, while the living area overlooks the garden and opens outside through two sets of double doors. The kitchen is finished to a high specification with quartz work surfaces, a central island incorporating a breakfast bar and downdraft induction hob, integrated appliances and space for an American-style fridge freezer. There is also a fireplace with space for a log burner. A separate utility room is fitted in a matching style with quartz work surfaces and provides space for laundry appliances. To the first floor, the spacious landing offers enough room to create a useful study area if required. There are three bedrooms, including two generous doubles. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. The property also benefits from underfloor heating to the ground floor, Herringbone LVT flooring to the principal living areas and a high standard of finish throughout. Externally, the plot is larger than may initially be expected, with lawned gardens extending to the front, side and rear, together with a large patio seating area. A driveway provides off-road parking. The property is offered for sale with no onward chain and represents an excellent opportunity to purchase a newly completed home offering flexible accommodation in a quiet village setting.



LOCATION

Middle Rasen is a thriving village situated approx. 1 mile west of the larger town of Market Rasen and benefits from a Post Office and Village Shop, Primary School (Ofsted Graded 'Good') St Peter's Church and Methodist Chapel, Village Hall and Bowling Green and a variety of community groups and events.

ACCOMMODATION

ENTRANCE HALL

With composite entrance door, UPVC double glazed windows, Herringbone LVT flooring, underfloor heating, spotlights and stairs rising to the first floor.

CLOAKROOM/WC

With tiled flooring, underfloor heating, partially tiled walls, low level WC, wash hand basin with mixer tap and storage below, spotlights and extractor fan.

FAMILY ROOM/BEDROOM 4

With UPVC double glazed window, LVT flooring and underfloor heating.



LOUNGE

26' 2" x 12' 6" (7.98m x 3.81m) With dual aspect with UPVC double glazed bay window to the front elevation, UPVC double glazed double doors and windows to the rear, LVT flooring, underfloor heating and open fireplace with space for a log burner and oak mantle over.

OPEN-PLAN KITCHEN / DINING / LIVING AREA

A spacious L-shaped open-plan room providing kitchen, dining and living areas.

KITCHEN DINER

19' 6" x 16' 1" (5.94m x 4.9m) With UPVC double glazed windows to the front and rear, Herringbone LVT flooring and underfloor heating. Fitted with a comprehensive range of wall, base and drawer units with quartz work surfaces and matching upstands, inset double composite sink with mixer tap, integrated dishwasher, integrated waste storage, integrated oven, integrated combination oven and space for an American-style fridge freezer, a central island provides further base units and a breakfast bar, incorporating a downdraft induction hob, a fireplace with space for a log burner and spotlights.

LIVING AREA

11' 6" x 8' 6" (3.51m x 2.59m) With two sets of UPVC double glazed double doors opening onto the garden, Herringbone LVT flooring, underfloor heating and spotlights.



UTILITY ROOM

7' 1" x 6' 3" (2.16m x 1.91m) With composite external door, Herringbone LVT flooring and fitted base units with quartz work surfaces, inset composite sink with mixer tap, wall units above, space for washer/dryer, extractor fan, spotlights and cupboard housing the gas fired central heating boiler.

FIRST FLOOR LANDING

With bannister rail, skylight window, radiator, access to the roof void and space for a study area.



BEDROOM 1

15' 11" x 12' 7" (4.85m x 3.84m) With two UPVC double glazed windows and radiator.

EN-SUITE

With UPVC double glazed window, LVT flooring and partially tiled walls, low level WC, wash hand basin with mixer tap and drawers below, shower cubicle with rainfall shower, heated towel rail, spotlights and extractor fan.

BEDROOM 2

15' 11" x 9' 6" (4.85m x 2.9m) With UPVC double glazed window and radiator.





BEDROOM 3

12' 7" x 8' 11" (3.84m x 2.72m) With UPVC double glazed window, skylight window and radiator.

BATHROOM

9' 5" x 8' 11" (2.87m x 2.72m) With Skylight window, UPVC double glazed window and LVT flooring, low level WC with storage behind, wash hand basin with cupboards below, bath, separate shower cubicle with rainfall shower, heated towel rail, partially tiled walls, spotlights and extractor fan.

OUTSIDE

The property occupies a generous plot with gardens extending to the front, side and rear.

The rear garden is of a particularly good size, while a driveway provides off-road parking.

KEY FACTS FOR BUYERS

SERVICES

All mains services are available. Gas fired central heating.

Underfloor heating to the ground floor.

EPC RATING – to follow.

COUNCIL TAX BAND – TBC.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

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Some photographs used within these marketing particulars have been digitally enhanced for illustrative purposes. This includes virtual staging of unfurnished rooms with furniture, furnishings and accessories, and CGI completion of external areas including the driveway and landscaping/grass.

The CGI images are intended solely to help buyers visualise how the property and external areas could look once furnished and/or completed. Furniture, furnishings and accessories shown are not included in the sale unless specifically stated. The final materials, specification, layout, landscaping and finish of any incomplete works may differ from those illustrated.

Original, unedited photographs have also been included within the marketing wherever possible to provide an accurate representation of the property in its current condition.

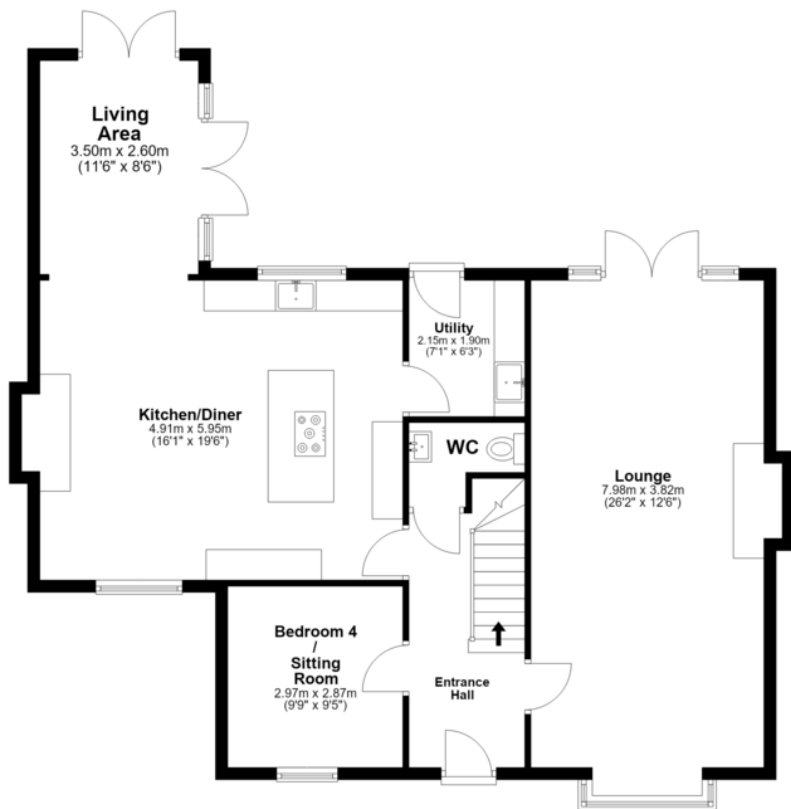
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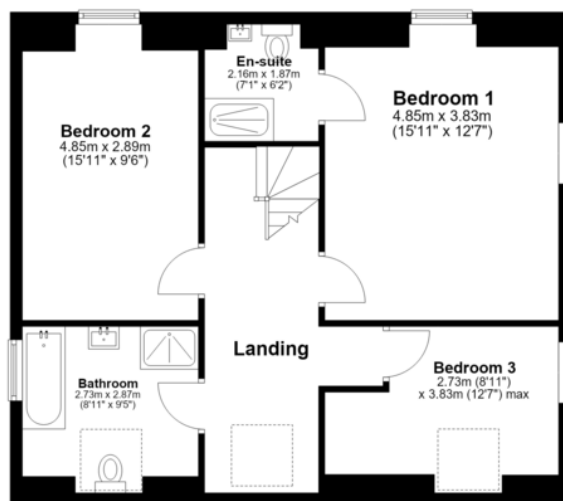
Ground Floor

Approx. 94.9 sq. metres (1021.4 sq. feet)



First Floor

Approx. 67.9 sq. metres (730.8 sq. feet)



Total area: approx. 162.8 sq. metres (1752.2 sq. feet)

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

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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

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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 thoroughly checked.

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