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the family estate agents

Price Guide
£485,000

EPC Rating: B

Field View, Main Street

Howsham, Market Rasen, LN7 6LD
4 bedroom Detached House
Draft Details



- ✓ STUNNING VERSATILE DETACHED NEW BUILD HOME
- ✓ GROUND FLOOR BEDROOM/RECEPTION ROOM
- ✓ MODERN OPEN PLAN ENTERTAINING KITCHEN
- ✓ GROUND FLOOR FOUR PIECE BATHROOM
- ✓ THREE DOUBLE BEDROOMS TO THE FIRST FLOOR WITH MASTER EN-SUITE & WALK-IN WARDROBES
- ✓ PRIVATE LAWNED GARDENS WITH PATIO ENTERTAINING AREA



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Located in the sought after village location of Howsham this stunning new build home has been finished to a high standard throughout and would make a fantastic turnkey home ready for someone to move straight into. The home offers spacious room sizes throughout along with high quality fittings, integral appliances in the kitchen and individual zoned temperature controls with underfloor heating throughout the ground floor. The home briefly comprises;

ENTRANCE AREA

With a composite entrance door with adjoining glass inserts, useful storage cupboard, dog legged stairs leads to the first floor landing with solid oak open spell balustrading and opens up to;

LOUNGE

Measures approx. 5.82m x 5.08m (19' 1" x 16' 8"). With a box bay uPVC double glazed window with side uPVC double glazed window, ceiling mounted spotlights, attractive tiled flooring and flows into;



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INNER HALLWAY

With internal doors giving access to a ground floor bedroom/reception room, utility room, ground floor bathroom, an open plan entertaining kitchen and a double garage.

OPEN PLAN ENTERTAINING KITCHEN

Measures approx. 6.81m x 6.26m (22' 4" x 20' 6"). With multiple aspect front and either side uPVC double glazed windows, wall to ceiling windows to the rear overlooking the fields, uPVC French doors with adjoining glass inserts giving access to the rear garden, multiple ceiling mounted spotlights and beautiful tiled flooring throughout, a central log burning feature fireplace with brick surround and solid wood ornate. The kitchen enjoys an extensive range of grey shaker style wall, base and drawer units with a complementary quartz countertop, a sunken sink unit with brushed stainless steel hot and cold mixer taps, five ring induction hob with double oven beneath and a brushed stainless steel extractor hood and an eye level integral microwave, integral fridge freezer and dishwasher, undercounter lighting and breakfast bar.



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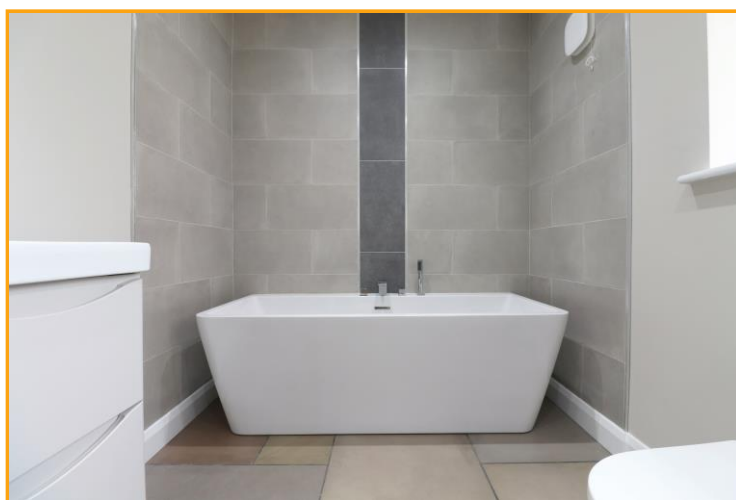
UTILITY ROOM

Measures approx. 1.97m x 3.81m (6' 6" x 12' 6"). With a side uPVC double glazed window and composite door with glass inserts giving access to the side of the property, an extensive range of base and wall units with a complementary butcher block countertop with a sink unit and drainer with hot and cold brushed stainless steel mixer taps, space and plumbing for a washing machine and American style fridge freezer and attractive tiled flooring.



GROUND FLOOR BEDROOM

Measures approx. 3.10m x 3.81m (10' 2" x 12' 6"). Enjoys a side uPVC double glazed window, tiled flooring, multiple electric socket points, TV aerial point and internet point.



GROUND FLOOR BATHROOM

Measures approx. 1.93m x 3.86m (6' 4" x 12' 8"). With a rear uPVC double glazed obscured window, ceiling mounted spotlights, tiled flooring, free standing bath with shower head attachment, wash hand basin with vanity unit beneath, tiled splash back, low flush WC and a double walk-in shower enclosure with attractive tiled splash back.



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FIRST FLOOR LANDING

With internal doors giving access into three bedrooms and main family bathroom, with a useful storage cupboard.

MASTER BEDROOM 1

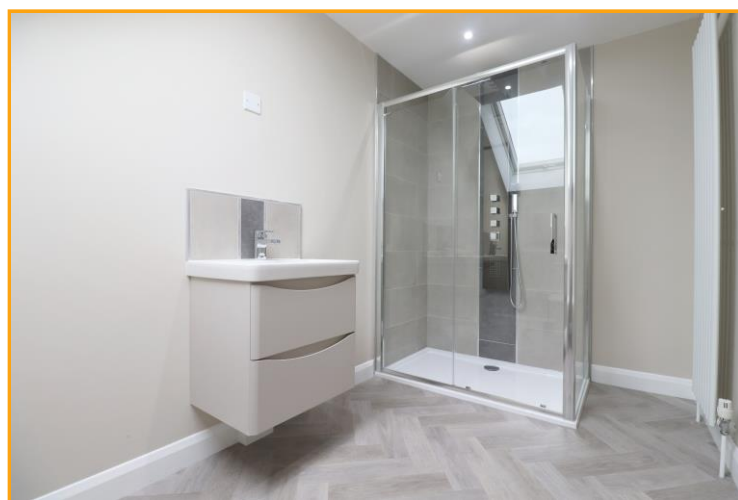
Measures approx. 5.61m x 4.82m (18' 3" x 15' 10"). With two Velux windows and stunning pitched window overlooking the fields, multiple electric socket point and internal doors giving access into two walk-in wardrobes and an en-suite.

EN-SUITE SHOWER ROOM

Measures approx. 1.89m x 2.98m (6' 2" x 9' 9"). Has a Velux window, walk-in shower enclosure with attractive tiled finish, wash hand basin with vanity unit beneath and a complementary tiled finish and attractive herringbone style flooring.

DOUBLE BEDROOM 2

Measures approx. 5.84m x 5.28m (19' 2" x 17' 4"). With two uPVC double glazed windows to the front and rear, carpeted floors and electric socket points.



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DOUBLE BEDROOM 3

Measures approx. 4.70m x 3.84m (15' 5" x 15' 11"). With a front uPVC double glazed window, two Velux windows, carpeted floors and multiple electric socket points.



MAIN FAMILY BATHROOM

Measures approx. 3.23m x 2.98m (10' 7" x 9' 9"). Whas a Velux window, a four piece suite in white comprising a wash hand basin with vanity unit beneath, low flush WC, free standing bath with shower attachment and double walk-in shower enclosure with attractive tiled finish and ceiling mounted spotlights.

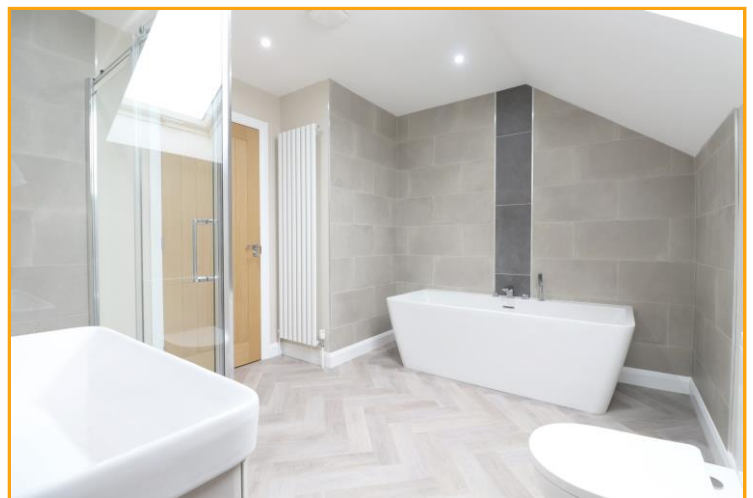
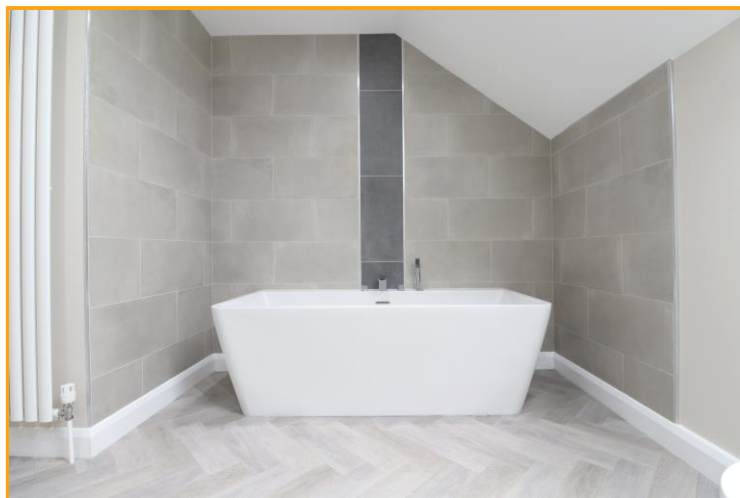


GROUNDS

The home resides behind a small walled boundary leading to a pebbled frontage providing off road parking for numerous vehicles whilst giving access to the integral garage. The rear garden is mainly laid to lawn with an entertaining area.

OUTBUILDINGS

The property benefit from an integral double garage measuring 5.14m x 5.38m (16' 10" x 17' 8").



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SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property has a modern gas fired central heating system to radiators.

DOUBLE GLAZING

The property benefits from full uPVC double glazed windows and doors

IMPORTANT

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.



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