



## 3 Brigdales, School Lane

| Hainton, Market Rasen | LN8 6LW

£260,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.



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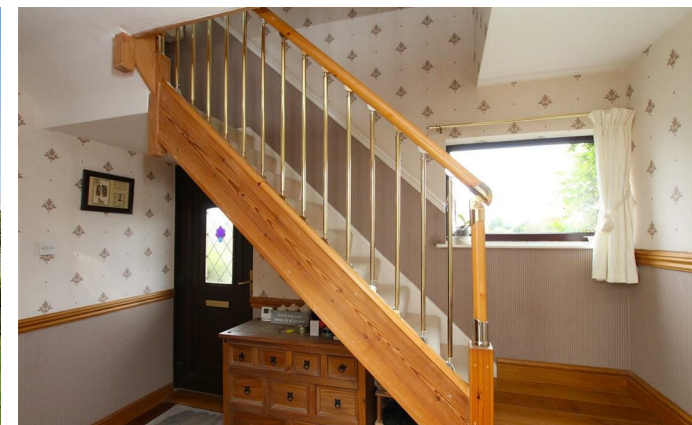
Rarely Available home in the village of Hainton, the main Estate of which is in the family name of 'Heneage' and the estate is believed to date back to the times of Henry VIII and the Lord at the time was the Master of The Chamber. It is understood that the four homes which make up Brigdales were built for 'Home coming Soldiers'. There are stunning views over Lincolnshire Wolds Countryside and plenty of local walks, there's a pheasant farm locally and there are still old traditions such as the 'Sleigh Race' at Christmas. There is a Commuity run called The Heneage Arms which is open on Friday, Saturday and Sunday serving a selction of good pub food. This home will suit anyone who wants to enjoy rural land outdoor living but good local shopping, railway station, schooling and leisure services can be found in Market Rasen, less than eight miles distance.

This cherished home has been in the family for just over twenty years and is well maintained. The accommodation comprises in brief: Reception Hall, Living Room, Conservatory, Kitchen/Breakfast Room, Rear Lobby, Ground Floor Shower/Cloakroom, Second Entrance/Utility Area, Three Bedrooms, and Re-Fitted Shower Room. Outside there are Good Sized Gardens to Front and Rear, a Cabin, Single Garage with Electric Door and Block Paved Parking for Several Cars.

- Sought After Village
- Open Countryside Views
- Rural Living
- Well Maintained Home
- Living Room & Conservatory
- Kitchen/Breakfast Room
- Two Shower Rooms
- Three Bedrooms
- Good Sized Gardens
- Garage & Ample Parking

## Reception Hall

uPVC entrance door. Wood floor. Panelled doors off. Stairs to First Floor with wooden banister. Wooden dado rail. Radiator. Coat cupboard.







### 'L' Shaped Living Room

17'11 x 12'9 plus 8'10 x 7'0 (5.46m x 3.89m plus 2.69m x 2.13m)  
Oak floor. Multi fuel burner with 'Nantucket' stone surround and beam over. Coving. Double radiator. uPVC double glazed, double doors to:-

### Conservatory

7'1 x 11'1 (2.16m x 3.38m)  
Windows to side and rear. Double glazed, double doors to garden. Insulated ceiling.

### Kitchen/Breakfast Room

10'3 x 10'10 plus 10'7 x 8'4 (3.12m x 3.30m plus 3.23m x 2.54m)  
Modern range of cream coloured 'Shaker' style wall and base units. Fridge and matching ice box. Built-in electric double oven and electric hob with extractor fan. Oil boiler. Window to rear. Door to Second Entrance/Utility and door to Rear Lobby.

### Rear Lobby

Half uPVC double glazed door to rear garden. Electric panel heater Door to:-

### Ground Floor Shower/Cloakroom

White suite of corner shower cubicle. Low Level W.C. Pedestal wash basin. Radiator. Tiling to water sensitive areas. Radiator. Window to rear.

### Second Entrance/Utility

Approached from the front garden via a half uPVC double glazed entrance door. Plumbing for washing machine. Radiator. Door to Garage.

### Landing

Wood banister. Radiator. Window to front. White panel effect doors off. Dado rail. Loft access.

### Bedroom One

10'4 x 13'11 (3.15m x 4.24m)  
Range of Hammonds bedroom furniture including two double wardrobes and one single wardrobe, three drawer units. Window to rear. Radiator.









### Bedroom Two

10'4 x 10'11 (3.15m x 3.33m)

Radiator. Window to rear.

### Bedroom Three

7'2 x 10'5 (2.18m x 3.18m)

Airing cupboard housing hot water tank. Radiator. Window to front.

### Re-Fitted Shower Room

White modern suite of corner shower. Trough style sink in vanity with double cupboard under. Low Level W.C. Radiator/heated towel rail. Marble effect tiling to water sensitive areas Window to rear.

### Front Garden

Mature hedgerow. Block paved parking for several cars. Lawn. Mature shrubs and trees.

### Single Garage

21'8 x 9'7 minimum (6.60m x 2.92m minimum)

Electric garage door. Double doors to garden. Window to rear. Light and electric.

### Rear Garden

Gated access. Garden store. Apple tree. Patio. Large Cabin/Summer House with light and electric. Expanse of lawn. Second Patio/Terrace.

### Additional Information

Tenure: Freehold

Council Tax Band: B - East Lindsey

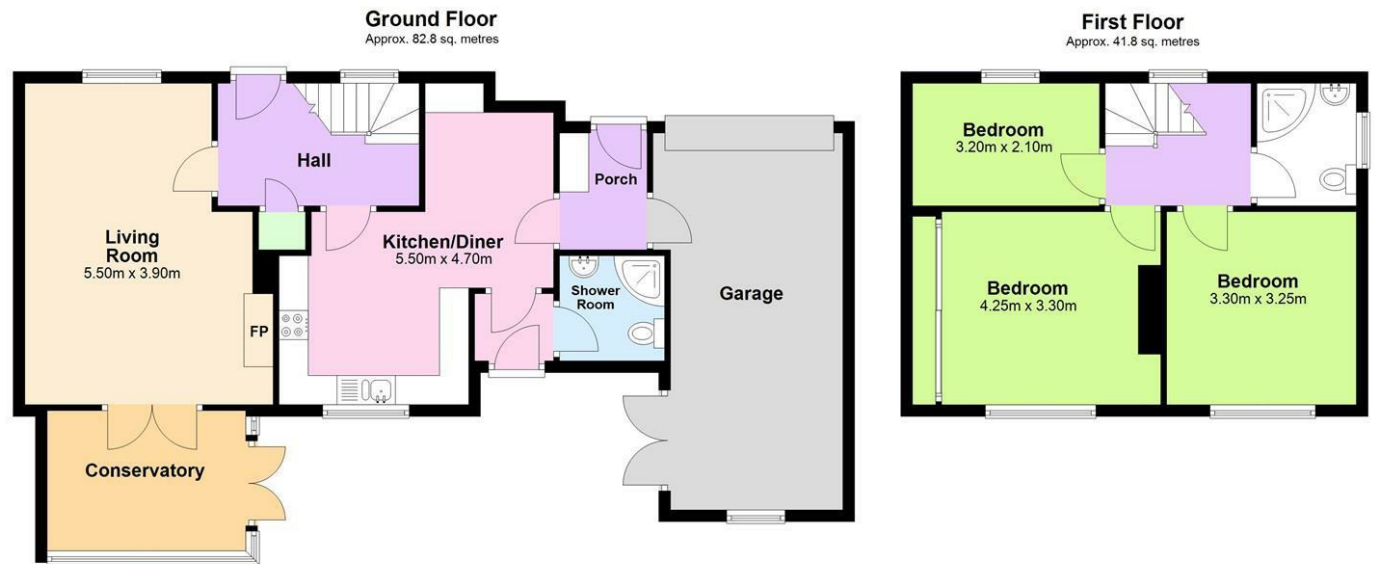
Services: Oil Fired Central Heating. Mains Electric. Mains

Surface Water Drainage and Small Domestic Sewage

Treatment Plant serving the four houses of Brigdales.

EPC Rating: E - Agents Note: We have been informed by the current owner, that since this EPC was originally commissioned, the house has undergone many Energy Efficiency Improvements including Cavity Wall Insulation.





Total area: approx. 124.6 sq. metres

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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