



# 9, Church Mill Court

| Market Rasen | LN8 3JN

£140,000



Perkins George Mawer & Co.

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

# 9

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A two bedroom mid town house situated in this popular gated development for the over 50s which consists of 24 houses and 6 flats within a converted corn mill.

The property is close to the town centre but in a secluded spot, situated on a no through road.

The accommodation briefly comprises entrance hallway, shower room, living room and fitted kitchen to the ground floor. To the first floor is a further reception room, and two bedrooms, the master with ensuite. Externally there is a low maintenance garden and single integral garage.

The property is offered for sale with no forward chain.

- Mid Town House
- Over 50's Development
- Two Reception Rooms
- Two Bedrooms
- Shower Room
- Bathroom
- Single Integral Garage
- No Forward Chain

## Entrance

A covered passage way with doorway to the the rear of the properties, leads to the main entrance to number 9 and the neighboring property.





### Entrance Hallway

With stairs to the first floor which has a fitted stair lift, central heating radiator, ceiling coving, cloaks cupboard and under stairs storage cupboard. Door to the single attached garage and door to:

### Shower Room

Comprising shower cubicle, low level flush W.C, pedestal hand wash basin, central heating radiator, electric shaver point, double glazed window to the front and being part tiled.

### Lounge

11'7 x 10'6 (3.53m x 3.20m)

With French doors leading to the rear garden, central heating radiator, ceiling coving, television and telephone points. Door to:

### Kitchen

9'5 x 9'4 (2.87m x 2.84m)

Having a range of wall and base units with rolled edge work surfaces over and incorporating a one and a half bowl sink unit with mixer tap, built-in eye level electric oven and grill, and electric hob with extractor hood over. Space for a fridge and freezer, a wall mounted 'Wocester' boiler, plumbing for automatic washing machine, double glazed window to the rear and being part tiled.

### To The First Floor

### Landing

With access to the loft and built in airing cupboard with shelving and radiator.

### Sitting Room

16'11 x 11'8 (5.16m x 3.56m)

With two central heating radiators, two double glazed windows to the front elevation, feature fireplace (no fire), ceiling coving, television and telephone points.





### Bedroom One

11'7 extending to 16'6 x 9'3 (3.53m extending to 5.03m x 2.82m)

With central heating radiator, a range of fitted wardrobes, ceiling coving and television and telephone points. Door to:

### Ensuite Bathroom

Comprising a walk in bath with seat and shower attachment, low level flush W.C, vanity hand wash basin, ceiling coving and spotlights, central heating radiator, double glazed window to the rear and being part tiled.

### Bedroom Two

11'3 x 8'0 (3.43m x 2.44m)

With double glazed window to the rear, central heating radiator, built-in wardrobes and ceiling coving.

### Garage

A single garage with up and over door. Visitor parking spaces are available within the development.

### Gardens

A low maintenance garden is accessible from the ground floor French doors or via a passage way between number 9 and the neighboring property.

The garden is mainly paved with a gravelled area and walled boundaries to each side.

### Services

Mains Drainage

Gas Central Heating

Mains Electric

### Additional Information

Tenure: Leasehold

Lease: 125 years from 1994

Annual Service Charge: £1100

Annual Ground Rent £25

EPC: TBC

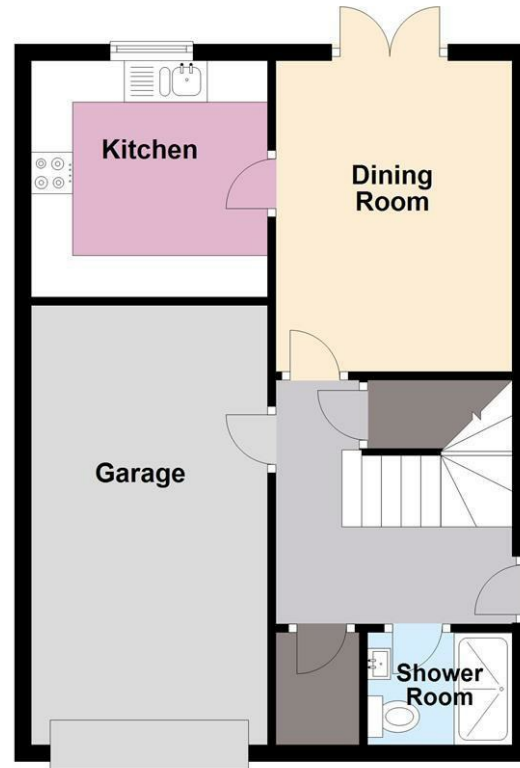
Floor Area: TBC





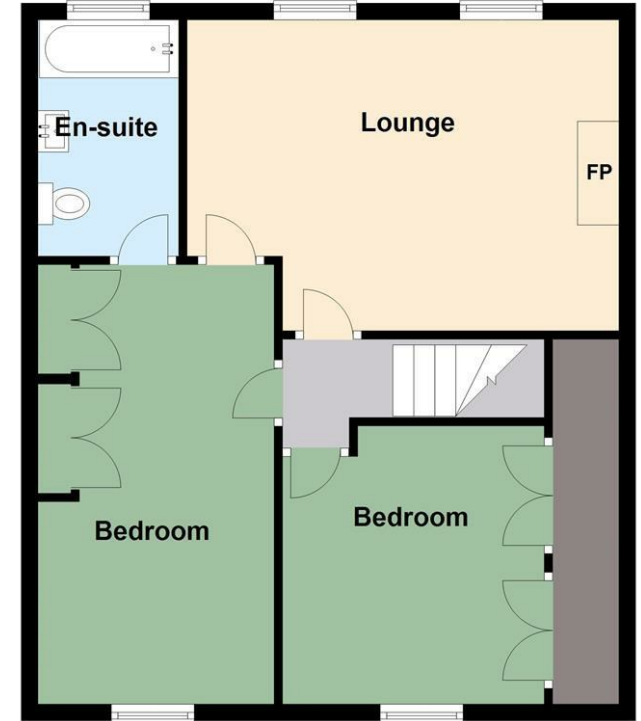
### Ground Floor

Approx. 47.9 sq. metres



### First Floor

Approx. 57.8 sq. metres



Total area: approx. 105.7 sq. metres

Floor Plan is for illustration purposes only: Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproprty.net)  
Plan produced using PlanUp.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.