



# 37, The Furlongs

| Market Rasen | LN8 3DF

Offers Over £180,000



Perkins George Mawer & Co.

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

# 37

The Furlongs |  
Market Rasen | LN8 3DF  
Offers Over £180,000

Immaculately Presented, Semi Detached Home located in a quiet backwater yet only a stones throw from the town centre. Market Rasen has many amenities, some of which include De Aston School, Leisure Centre, a Market alongside Tesco Supermarket and the Co-Op as well as pubs and restaurants for anyone wanting to eat out.

In times when home running costs are at the forefront of people's thoughts, this house has an Energy Efficiency Rating of B (Scoring 83 out of a Possible 85), this has been helped by the addition of Solar Panels. There is also a fitted water softener providing further energy saving and prolonged life of your appliances.

This pristine home comprises in brief; Reception Hall, Cloakroom, Living/Dining Room, Kitchen. First Floor Landing with arched window feature allowing natural light to flood in. Three Bedrooms, En-Suite Shower Room plus Bathroom. Outside there are Low Maintenance Gardens to Front and Rear. Off Road Parking and a Single Garage.

- Pristine Semi Detached
- Energy Efficient Home
- Open Plan Lounge/Diner
- Cloakroom, En-Suite & Bathroom
- Quiet Backwater Location
- Lots of Natural Light
- Three Bedrooms
- Low Maintenance Gardens

## Reception Hall

Composite front door with double glazed inserts. Wood styling flooring. Radiator. Stairs to First Floor with white banister and turned spindles. White panel effect doors off.

## Cloakroom

Low level W.C. Corner pedestal wash basin. Toiled splash-backs. Radiator. Tiled floor.

## Lounge/Diner

14'2 ave x 11'4 plus 6'11 x 10'9 ave (4.32m ave x 3.45m plus 2.11m x 3.28m ave)

Wood style flooring. Two windows to the front. Coving. Two radiators. Double glazed sliding patio doors to garden.





### Kitchen

11'3 x 8'9 (3.43m x 2.67m)

Modern range of cream coloured wall and base units, wall units having pelmets. Terrazzo style, roll top work-surface with inset one and a half bowl single drainer, stainless steel sink top. Space for washing machine and under counter fridge. Built-in electric oven, gas hob and concealed extractor hood. Matching wall mounted cupboard housing gas boiler. Radiator. Window to rear. Half double glazed door to rear garden.

### Galleried Landing

Feature arched window to the front allowing lots of natural light in. White banister and turned spindles. White panel effect doors off and to airing cupboard housing hot water cylinder with immersion heater. Access to part boarded loft via pull down ladder.

### Bedroom One

10'11 x 10'3 max (3.33m x 3.12m max)

Wood style floor. Radiator. Window to rear. White panel effect door to:-

### En-Suite Shower Room

White suite of step-in shower cubicle. Pedestal wash basin. Low level w.c. Tiling to half height with embossed border tile. Tiled floor. Window to rear. Radiator.

### Bedroom Two

9'8 x 9'11 ave (2.95m x 3.02m ave)

Wood style flooring. Radiator. Window to the rear.

### Bedroom Three

8'4 x 9'6 ave (2.54m x 2.90m ave)

Two windows to the front. Wood style flooring. Radiator.

### Bathroom

White suite of panelled bath with mixer/shower tap attachment. Pedestal wash basin. Low level w.c. Tiling to half height on two walls with embossed border tile. Tiled floor. Window to front. Radiator.

### Front Garden

Block paved drive providing parking and access to the Single Garage. Bonded resin pathway to front door. Stone chipped flower border with inset flowering plants and shrubs.

### Single Garage

16'8 x 9'0 (5.08m x 2.74m)

Electric roller door. Light and electric. Storage in rafters. Solar panel meter. Door to Rear Garden.

### Rear Garden

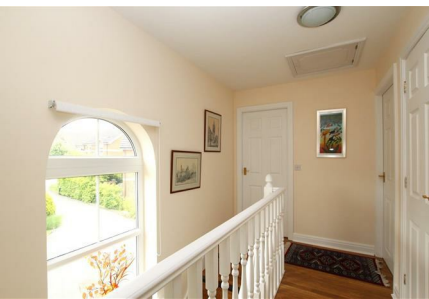
Bonded resin patio, stone chipped garden area with shaped borders containing flowering plants, shrubs and trees. Cold water tap.

### Additional Information

Council Tax Band B - West Lindsey

EPC Rating B - (83 out of a possible 85)

All mains services connected





**Ground Floor**

Approx. 55.8 sq. metres



**First Floor**

Approx. 40.3 sq. metres



Total area: approx. 96.1 sq. metres

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

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>85</b>
(69-80) <b>C</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.