



6, Wells Drive

| Market Rasen | LN8 3EF

£215,000



Perkins George Mawer & Co.

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

6

Wells Drive |

Market Rasen | LN8 3EF

£215,000

Detached Bungalow less than one mile from the centre of Market Rasen with 'Cottage Style' Gardens.

Enviably located within a quiet cul-de-sac, yet within easy reach of shopping and leisure amenities including Tesco and the Market within the town.

The bungalow is offered with No Onward Chain, it has uPVC double glazed, gas central heating and comprises; Entrance Porch, Reception Hall, Living Room, Kitchen opening to Conservatory/Breakfast Room, utility Area, Two Bedrooms and Bathroom. Outside there are 'Cottage Style' gardens to front and rear, a driveway and Single Garage.

- Close to Town
- 'Cottage Style' Gardens
- Conservatory/Breakfast Room
- uPVC Double Glazing
- Quiet Cul-De-Sac
- Nice Sized Lounge
- Two Bedrooms
- No Onward Chain

Entrance Porch

Approached via uPVC double glazed entrance door with matching side screen. Single glazed inner door with matching side screen to:-

Reception Hall

Radiator. Coving. Access to loft space. Wood doors off. Storage cupboard. Airing cupboard housing hot water cylinder.

Living Room

11'2 x 16'6 plus bay (3.40m x 5.03m plus bay)

Bay window to the front. Gas coal effect fire with white mantel. Radiator. Coving.





Kitchen Area

10'2 x 10'2 (3.10m x 3.10m)

Fitted wall and base units. Wood work-surfaces with inset single drainer sink top. Radiator. Wood floor. Cupboard housing Worcester gas boiler. Opening to:-

Conservatory/Breakfast Area

19'11 x 6'8 (6.07m x 2.03m)

Matching base units. uPVC double glazed windows to sides and rear. uPVC double glazed doors to front and rear. Wood floor. open to:-

Utility Area

Plumbing for washing machine. Window to front.

Bedroom One

11'9 x 9'10 plus wardrobe (3.58m x 3.00m plus wardrobe)

Double wardrobe and storage cupboards. Double radiator. Coving. uPVC double glazed, double doors to garden.

Bedroom Two

9'6 x 9'10 (2.90m x 3.00m)

Radiator. Window to front.

Bathroom

Panelled bath with shower over. Pedestal wash basin. Low Level W.C. Tiling to water sensitive areas. White towel rail. Window to rear.

Front Garden

Mostly laid out with mature shrubs. Driveway providing Parking and access to:-

Single Garage

Up and over door.

Rear 'Cottage Style' Garden

Well stocked with flowering plants, shrubs and with timber garden shed.

Additional Information

E.P.C. Rating: To Follow

Council Tax Band: B - West Lindsey

Tenure: Freehold





Total area: approx. 76.3 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) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Perkins George Mawer & Co
Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire
LN8 3EH

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

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.