



Cawdor, Walesby Road

| Market Rasen | LN8 3EY

£200,000



Perkins George Mawer & Co.

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

Cawdor

Walesby Road |

Market Rasen | LN8 3EY

£200,000

A Traditional Semi Detached Family Home on the outskirts of Market Rasen, backing onto open countryside with views from the first floor. Having recently been redecorated throughout and having uPVC double glazing, it makes for a great opportunity and is offered with No Onward Chain for any buyer looking for a quick move.

The accommodation comprises: Entrance Hall, Living Area with square bay window to the front and archway to Dining Area. Conservatory opening to Kitchen Area. Ground Floor Bathroom. On the First Floor there are open views to rear, Three Bedrooms and Shower Room. Outside there is a Low Maintenance Front Garden, Driveway providing Parking and access to Single Garage. Good Sized Rear Garden with lawn, sheds, greenhouse and potential vegetable plot for anyone wanting to try 'the good life'.

- Traditional Family Home
- Backing onto Countryside
- Conservatory to Rear
- Redecorated Throughout
- Two Reception Rooms
- Three Bedrooms
- Bathroom & Shower Room
- No Onward Chain

Entrance Hall

Radiator. Stairs to First Floor. Multi pane, glazed door to Living Area.

Living Area

14'3 into bay x 13'8 into recess (4.34m into bay x 4.17m into recess)
Square bay window to the front. Fireplace with tiled hearth and wooden mantel. Wood skirting and picture rail. Understairs storage cupboard. Archway to:-

Dining Area

9'4 x 15'6 plus recess (2.84m x 4.72m plus recess)
Range of fitted storage cupboards and shelving (one housing gas boiler). Wood skirting. Window to side. Double opening panelled and multi pane glazed doors to:-



A Traditional, Three Bedroom Semi Detached Family Home on the outskirts of Market Rasen, backing onto open countryside with views from the first floor.



Conservatory

11'0 x 9'0 (3.35m x 2.74m)

uPVC double glazed windows to rear and side. Matching double opening doors to garden. Double radiator. Tiled floor. Opening to:-

Kitchen Area

12'4 x 12'3 (3.76m x 3.73m)

Ash effect wall and base units. Roll top work-surfaces extending to form breakfast bar. with inset single drainer, stainless steel sink top. Built-in double oven, electric hob and extractor. Built-in fridge/freezer and dishwasher. Tiled floor. Pine door to:-

Ground Floor Bathroom

White suite of panelled bath with shower and glazed screen over. Low level W.C. Wash hand basin in vanity with cupboards and drawers under. Window to side. Tiled floor. Radiator. Tiled to water sensitive areas.

Landing

Access to loft. Window to side. Pine panelled doors off.

Bedroom One

10'8 x 10'0 (3.25m x 3.05m)

Window to front. Radiator. Coving.

Bedroom Two

10'9 x 8'4 (3.28m x 2.54m)

Window to rear with countryside views. Radiator.

Bedroom Three

7'6 x 8'5 (2.29m x 2.57m)

Window to rear with countryside views. Radiator.

First Floor Shower Room

Corner shower cubicle with 'Mermaid' style boarding. Wash hand basin. Low level W.C. Radiator. Fitted cupboards. Window to side.

Low Maintenance Front Garden

Mostly pebbled and having driveway providing Parking and access to:-

Single Garage

Good Sized Rear Garden

Lawn and Patio. Sheds. Greenhouse. Potential vegetable plot.

Additional Information

Council Tax Band: B - West Lindsey

All mains services connected

Tenure: Freehold





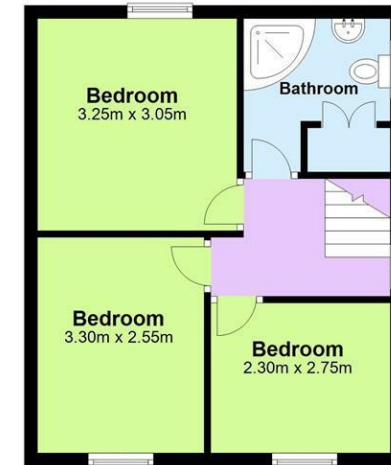
Ground Floor

Approx. 64.6 sq. metres



First Floor

Approx. 35.9 sq. metres



Total area: approx. 100.5 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) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.