



2, Gainsborough Road

| Middle Rasen | LN8 3JX

£240,000



Perkins George Mawer & Co.

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

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Gainsborough Road |
Middle Rasen | LN8 3JX
£240,000

Spacious, Extended Semi Detached Home in sought after village which has a Primary School, Local Store, Pub and Church and a bustling community feel, whilst more comprehensive shopping and leisure services can be found in Market Rasen, less than two miles distance.

The roomy accommodation which benefits from uPVC double glazing and gas radiator heating comprises in brief; Entrance Porch, Living Area which is open plan to Dining Area, Separate Sitting Room, 'L' Shaped Kitchen, utility Room, Ground Floor W.C. On the First Floor there are Three Double Bedrooms and Bathroom plus En-Suite. Outside there is Parking for Several Cars to the Front, Double Gates to Additional Hard-standing, Rear Garden, Large Workshop/Garage, Small Outside Office.

- Extended Semi Detached
- Large Workshop/Garage
- Two/Three Receptions
- Bathroom Plus En-Suite
- Spacious Rooms Throughout
- Popular Village
- Three Double Bedrooms
- Parking and Gardens

Entrance Porch

uPVC Entrance Door. Oak Floor. Window to side.

Living Area

10'3 x 15'7 max (3.12m x 4.75m max)

Multi fuel burner with brick surround and wooden mantel. Window to front. Oak floor. Double radiator. Opening to:-

Dining Area

11'10 x 15'3 min (3.61m x 4.65m min)

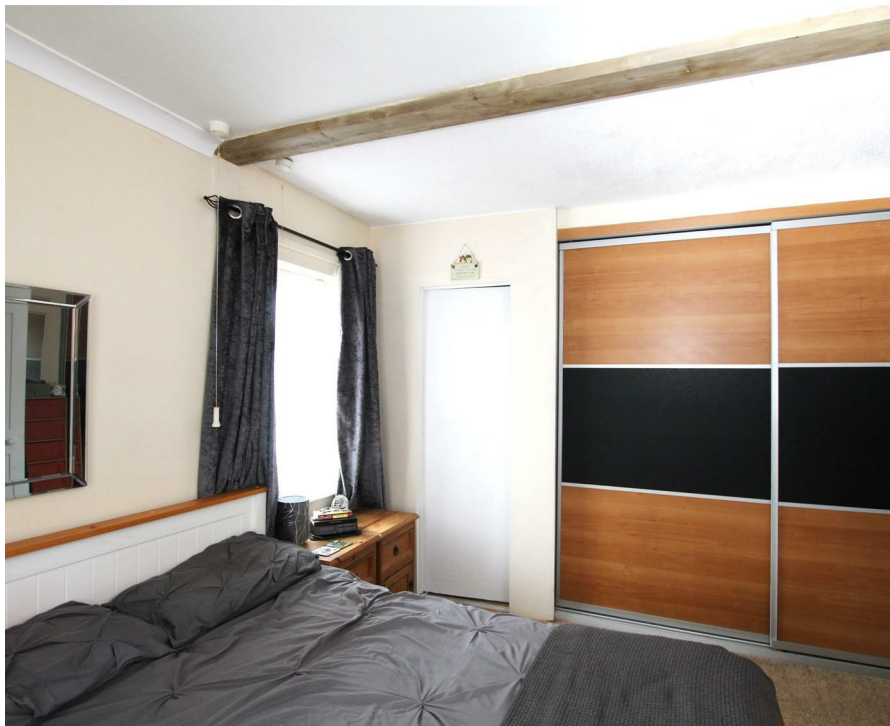
Open fire with matt black hearth and mantel. Coving. Oak floor. Window to side. Double radiator.

Separate Sitting Room

15'5 x 10'1 (4.70m x 3.07m)

uPVC double glazed door and window to rear. Double radiator.





'L' Shaped Kitchen

14'9 x 6'4 plus 10'6 x 7'8 (4.50m x 1.93m plus 3.20m x 2.34m)

Fitted wall and base units. Wood work surfaces. Belfast Sink. Oak floor. Tiled splash-backs. Window to side. Double glazed, double doors to garden.

Utility Room

Plumbing for washing machine. Roll top work-surfaces. Window to rear. Two radiators. Tiled floor. Folding doors to:-

Ground Floor W.C.

Low level w.c. Gas Boiler. Window to rear.

Landing

Access to loft. Radiator.

Bedroom One

11'9 x 8'2 plus depth of wardrobes (3.58m x 2.49m plus depth of wardrobes)

Range of fitted wardrobes. Windows to side and rear. Door to:-

En-Suite Shower Room

Step-in shower cubicle. Pedestal wash basin. Low level w.c. White heated towel rail.

Bedroom Two

10'4 x 12'5 (3.15m x 3.78m)

Fitted cupboard. Window to front. Double radiator. Coving.

Bedroom Three

9'1 x 10'1 (2.77m x 3.07m)

Window to front. Access to loft.

Bathroom

White suite of panelled bath with shower over. Pedestal wash basin. Low level w.c. Tiling to water sensitive areas. White heated towel rail. Window to rear.

Front Garden

Pebbled frontage providing parking for several cars. Double opening timber gates to:-

Hard-Standing

Parking for further vehicles and opening to:-

Rear Garden

Lawn and mature shrubs and trees. Timber garden shed.

Small Garden Office

8'4 x 4'10 (2.54m x 1.47m)

Large Workshop/Garage

19'7 x 17'3 (5.97m x 5.26m)

Additional Information

EPC: To follow

All mains services connected

Council Tax Band B - West Lindsey



Ground Floor

Approx. 77.3 sq. metres



First Floor

Approx. 51.5 sq. metres



Total area: approx. 128.8 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		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.