



# Ingladene , Gallamore Lane

| Middle Rasen | LN8 3UB

£265,000



Perkins George Mawer & Co.

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

# Inglledene

Gallamore Lane |

Middle Rasen | LN8 3UB

£265,000

Detached Cottage property in Semi Rural position with scope for further improvement and the opportunity to upgrade and alter the versatile accommodation to a style of your own. Middle Rasen itself is a sought after village on the edge of Market Rasen, in the village there is a Primary School, Pub, Church and Post Office/Convenience Store with more comprehensive facilities in the historic neighbouring Market Town.

The property briefly comprises: Good Sized 'Dual Aspect' Living Room, Kitchen/Diner, Inner Hall with Walk-in Store Room/Pantry, Lean-to leading to a Utility Room and Office. On the First Floor are Three Good Sized Bedrooms, a Bathroom and Separate W.C.

Outside there are gardens to three sides, mainly laid to lawn driveway providing parking for several cars. No Chain.

- Detached Cottage Home
- Gardens to Three Sides
- Three Bedrooms & Bathroom
- Ample Car Parking
- Deceptively Spacious
- Semi Rural Location
- Must Be Viewed Inside
- No Chain

## Lean to

With entrance door from the front, doorway leading to the rear garden, central heating radiator, doors to the utility room and door to the entrance hallway.

## Hallway

With tiled floor, central heating radiator, ceiling coving, stairs to the first floor and doors to:

## Walk-in Pantry/Store Room

With double glazed window to the rear and shelving for storage.





### Dining Kitchen

16'2 x 11'2 (4.93m x 3.40m)

Having a range of wall and base units with rolled edge laminate work surfaces over, one bowl drainer sink unit with mixer tap, plumbing for dish washer, space for fridge freezer, two central heating radiators, gas cooker point, double glazed window to the rear, part tiled walls and tiled floor. Door to:

### Lounge

24'7 x 12'11 (7.49m x 3.94m)

A dual aspect room with two double glazed windows to the front and double glazed window to the side, cast multi fuel stove with tiled hearth and brick surround, two central heating radiators and television point.

### Utility Room

9'9 x 8'6 (2.97m x 2.59m)

With tiled floor, base units with work surfaces over, a stainless steel single bowl sink unit with mixer tap, double glazed window to the rear elevation and door to:

### Store Room/Office

9'5 x 8'3 (2.87m x 2.51m)

With central heating radiator and double glazed window to the rear.

### Landing

With double glazed window to the rear elevation and doors to:

### Bedroom One

12'11 x 12'7 (3.94m x 3.84m)

With double glazed window to the side elevation, central heating radiator, two built-in storage cupboards and ceiling coving.

### Bedroom Two

12'11 x 11'8 (3.94m x 3.56m)

With double glazed window to the side and central heating radiator.





### Bedroom Three

10'0 x 6'3 (3.05m x 1.91m)

With double glazed window to the rear elevation, central heating radiator and ceiling coving.

### Bathroom

11'4 x 6'11 (3.45m x 2.11m)

A white suite comprising panel enclosed bath with rain forest shower over, pedestal hand wash basin, central heating radiator, built-in storage cupboard housing the 'Vokera' combination boiler, extractor fan, ceiling coving and double glazed window to the rear elevation.

### Separate W.C

6'2 x 2'8 (1.88m x 0.81m)

With low level flush W.C, ceiling coving and double glazed obscured window to the side elevation.

### Gardens & Parking

The property is accessible via a shared driveway leading to an off street parking area belonging to the property.

Externally there is a lawned garden to the rear and side, paved patio area with water feature and being enclosed by a walled boundary.

### Services

Heating: Calor Gas/bulk tank

Drainage: Private System

Mains Electric

### Additional Information

Floor Area: 130 Sq M

EPC Rating: F

Tenure: Freehold

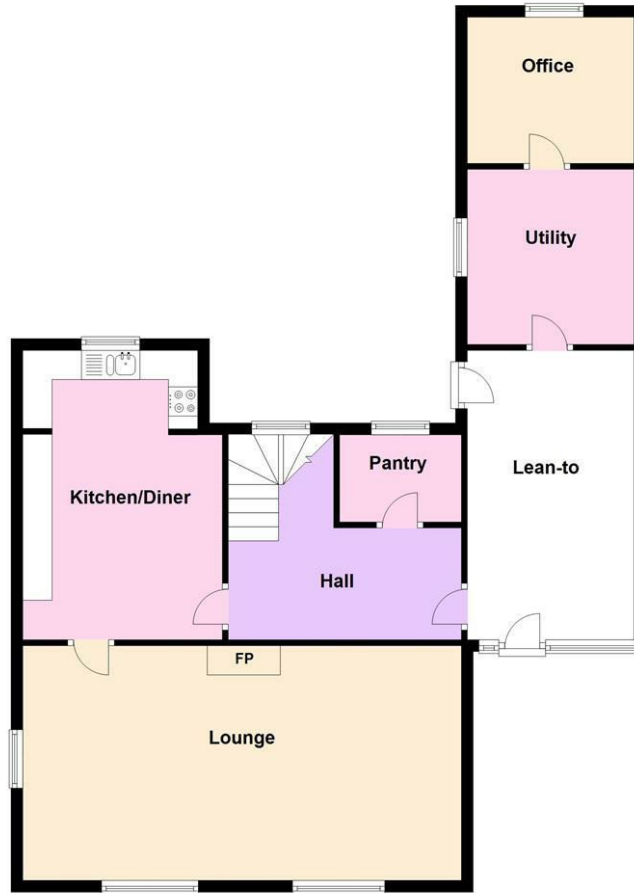
Council Tax Band: C





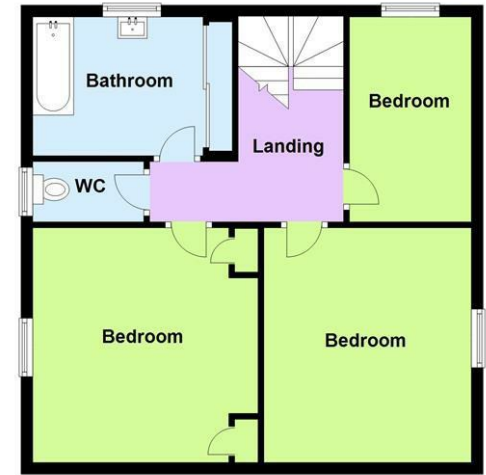
### Ground Floor

Approx. 92.2 sq. metres



### First Floor

Approx. 57.2 sq. metres



Total area: approx. 149.4 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>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	25	
(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.