



# Carpe Diem, Gainsborough Road

| Middle Rasen, Market Rasen | LN8 3JU

£270,000



Perkins George Mawer & Co.

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

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'Seize the Day' come and view this Spacious Detached Home in sought after village location which is served by a Primary School, Church, Local Store and Pub and has a thriving community feel or pop into Market Rasen for further shopping and leisure services within two miles away.

This home is deceptive, it is an excellent size with Four Double Bedrooms and Two En-Suite Shower Rooms, a Good Sized Living Room and Large Dining Room, together with a Kitchen/Breakfast Room, Utility and Cloakroom on the Ground Floor. On the First Floor there is also a Separate Shower Room. It has uPVC double glazing, gas radiator heating and a very light, airy and spacious feel which needs to be viewed inside to appreciate.

- 'Seize the Day'
- Four Double Bedrooms
- Kitchen/Breakfast & Utility
- Separate Shower Room
- Deceptively Spacious Rooms
- Two Good Receptions
- Two En-Suites
- Garage & Pretty Rear Garden

## Reception Hall

Half uPVC panelled entrance door with double glazed insert. Half uPVC and half double glazed side screen. Double radiator. Stairs to First Floor with cupboard under. White panel effect doors off plus double opening white panel effect doors to Living Room.

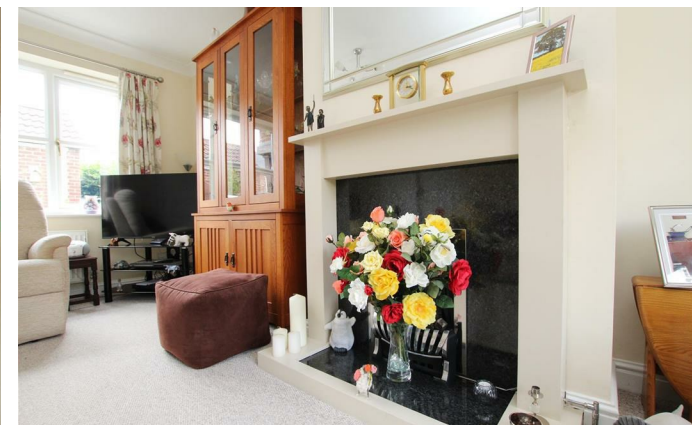
## Cloakroom

Low level W.C. Corner wash basin. Radiator. Tiled floor.

## Living Room

19'2 x 11'5 (5.84m x 3.48m)

Gas coal effect fire with Granite style hearth and surround. Coving. Two double radiators. Windows to front and rear. uPVC double glazed, double doors to garden.





### Dining Room

15'3 x 9'2 (4.65m x 2.79m)

uPVC double glazed windows to the rear. uPVC double doors to the garden. Laminate flooring, Gas coal effect fire with granite effect hearth and surround. Door to Kitchen/Breakfast Room.

### 'L' Shaped Kitchen/Breakfast Room

12'10 x 8'10 plus 9'0 x 7'1 (3.91m x 2.69m plus 2.74m x 2.16m)

Ash effect modern wall and base units. Granite effect work-surface with inset one and a half bowl single drainer sink top. Range Cooker. Space for Under Counter Fridge, Freezer and Dishwasher. Tiled splash-backs and tiled floor. Windows to front and side. Double radiator. White panel effect door to Utility Room.

### Utility Room

6'7 x 6'1 (2.01m x 1.85m )

Matching wall and base units. Matching work-surfaces with inset single drainer, stainless steel sink top. Space for Washing Machine. Tiled floor and splash-backs. Half uPVC and Half double glazed door to side. Double radiator.



### First Floor Landing

Window to rear. Access to part boarded loft with pull down ladder and light. White panel effect doors off. Double radiator.

### Bedroom One 'L' Shaped

15'11 x 10'5 plus 9'8 x 4'11 (4.85m x 3.18m plus 2.95m x 1.50m)

Window to front and side. Double radiator. White panel effect door to:-

### En-Suite Shower Room

White suite of corner step-in shower with 'Mermaid' style boarding. Low level W.C. Pedestal wash basin. Tiled splash-backs. Radiator. Window to front.

### Bedroom Two

11'0 x 9'5 (3.35m x 2.87m)

Window to rear. Double radiator. White panel effect door to:-





### En-Suite Shower Room

White suite of Corner shower with electric shower. Low level W.C. Corner wash hand basin. Radiator. Window to rear. Tiling to water sensitive areas. Radiator.

### Bedroom Three

9'5 x 11'6 (2.87m x 3.51m)

Window to rear. Radiator. White wardrobes included.

### Bedroom Four

9'4 x 10'4 (2.84m x 3.15m)

Window to front. Double radiator.

### Separate Shower Room

White suite of double shower. Pedestal wash basin. Low level W.C. Double radiator. Window to front.

### Outside

#### Front Garden

Being mostly pebbled and providing parking plus access to:-

#### Single Garage

Up and over door. Light and Electric.

#### Pretty Rear Garden

Patio. Timber garden shed. Lawn. Flower borders. Pond. Gated side access. Cold water supply and outside electric point.

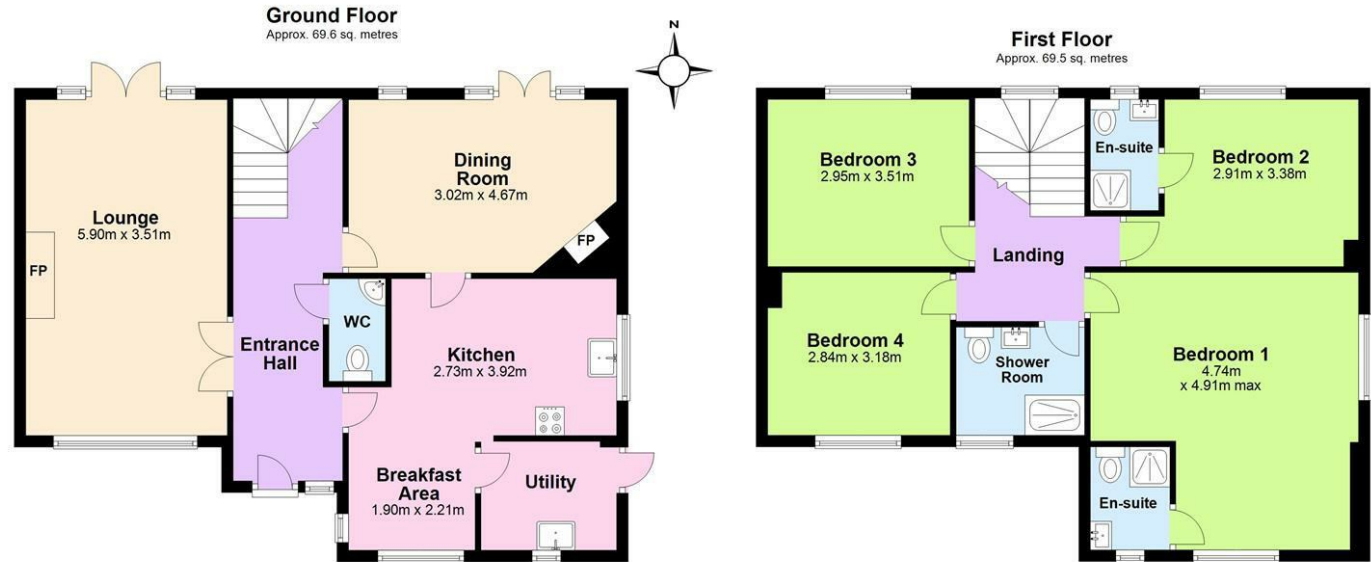
#### Additional Information

Council Tax: Band E - West Lindsey

All mains services are connected

EPC: Band C





Total area: approx. 139.1 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>		
(69-80) <b>C</b>	74	84
(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.