



4, Stable Way

| Market Rasen | LN8 3FQ

£325,000



Perkins George Mawer & Co.

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

# 4

Stable Way |

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A Spacious Detached Bungalow on the fringe of Market Rasen with open outlook to the front. Situated in a quiet cul-de-sac this home offers peaceful surroundings, yet is close enough to Tesco Supermarket, the town centre with its good selection of local independent shops nearby. Bustling market days and a range of restaurants and pubs.

This home has good sized rooms and is in a sought after spot. It has accommodation that comprises in brief: Reception Hall, Living Area opening to Dining Area, Conservatory, Kitchen/Breakfast Room, Utility, Cloakroom, Three Bedrooms, Bathroom and En-Suite Shower Room. Outside there is a Front Garden with wild flower area. Driveway providing Parking and access to the Single Garage. Fan Shaped Rear Garden. It is warmed by gas radiator heating and energy bills can be kept to a minimum with the advantage of solar panels and triple glazing. It is offered for sale with No Chain.

- Spacious Detached Bungalow
- Close to Town Centre
- Quiet Cul-De-Sac
- Lounge/Diner & Conservatory
- Three Good Bedrooms
- En-Suite Plus Bathroom
- Fan Shaped Garden
- No Chain

### Storm Porch

uPVC entrance door with two double glazed inserts plus half double glazed side screen to:-

### Entrance Hall

Approached via single glazed inner door and side screen. Access to loft. Coat cupboard. Airing cupboard with radiator. Two Radiators.

### Living Area

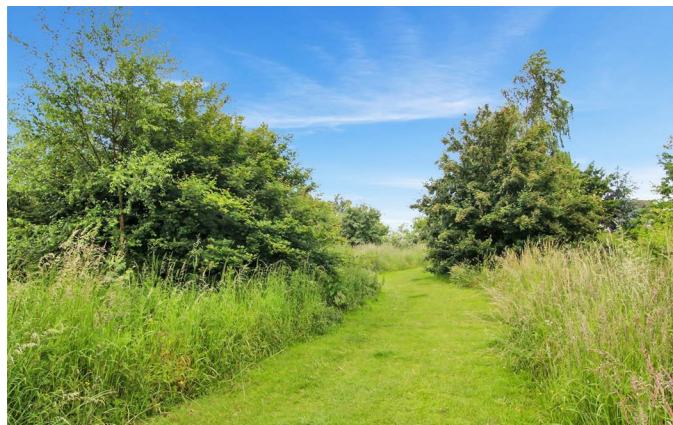
17'8 x 12'10 + bay (5.38m x 3.91m + bay)

Bay window to the front. Gas coal effect fire with marble hearth, surround and mantel. Coving. Two double radiators. Opening to:-

### Dining Area

9'8 x 10'6 (2.95m x 3.20m)

Coving. Double radiator. uPVC double glazed, double doors to Conservatory.





### Conservatory

9'10 x 9'11 (3.00m x 3.02m)

Double glazed windows to sides and rear. Double glazed, double doors to garden. Tiled floor.

### Kitchen/Breakfast Room

16'7 9'4 (5.05m x 2.84m)

Fitted wall and base units. Terrazzo style roll top work-surfaces with inset one and a half bowl, single drainer stainless steel sink top. Double radiator. Coving. Window to rear. Pantry. Door to:-

### Utility Room

7'5 x 7'3 (2.26m x 2.21m)

Matching wall and base units, work-surfaces and single drainer stainless steel sink top. Tiled splash-backs. Radiator. Plumbing for washing machine. Window to rear. Half double glazed door to side. Door to:-

### Cloakroom

Low level w.c. Wash hand basin. Tiled splash-backs. Radiator. Coving.

### Bedroom One

12'8 x 11'2 (3.86m x 3.40m)

Two double glazed windows to the rear. Coving. Radiator. Door to:-

### En-Suite Shower Room

White suite of step-in shower. Pedestal wash basin. Low level w.c. Tiling to water sensitive areas. Radiator. Double glazed window to rear.

### Bedroom Two

12'3 x 11'2 (3.73m x 3.40m)

Two double glazed windows to the front. Radiator. Coving.

### Bedroom Three

11'10 x 7'2 (3.61m x 2.18m)

Double glazed window to the front. radiator. Coving.

### Bathroom

Panelled bath. Low level w.c. Pedestal wash basin. Tiled to half height. Radiator. Coving, Window to rear.

### Outside

#### Front Garden

Lawn with wild flower area. Pergola. Driveway providing parking and access to:-

#### Single Garage

16'11 x 9'0 (5.16m x 2.74m)

Electric roller door. Door to side. Worcester gas boiler.

#### Rear Garden

Patio. Lawn. Shrubs. Raised flower/herb beds with 'sleeper' type retainers.

### Additional Information

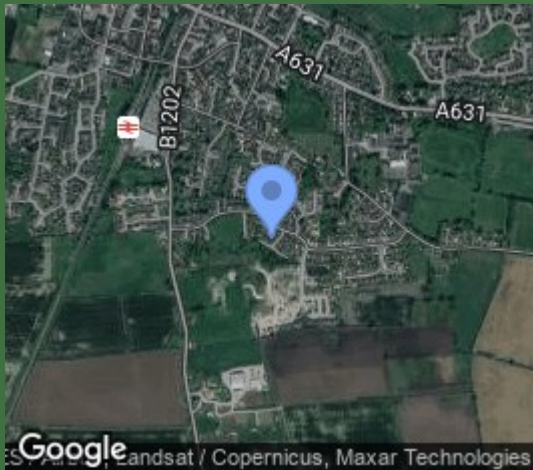
EPC: Grade B

Tenure: Freehold

Mains: All mains services are connected

Solar Panels: We have been informed they are owned, but are yet to receive documentation

Council Tax: Band D - West Lindsey



Total area: approx. 144.6 sq. metres

Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleson (info@epcforproperty.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>	<b>83</b>	<b>86</b>
(69-80) <b>C</b>		
(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.