



14, Velden Way

| Market Rasen | LN8 3HD

£210,000



Perkins George Mawer & Co.

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

14

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A Beautifully Presented, Semi Detached Home, situated close to Market Rasen Town Centre with all its shopping and leisure facilities including the Leisure Centre, Train Station, Tesco Supermarket and Schooling for all ages.

This home is in immaculate condition inside and out, the outdoor has a feel of the 'Mediterranean' with lounging area and Summerhouse. New windows and a front door were fitted in 2023 and the house is warmed by gas radiator central heating and comprises in brief; Reception Hall, Open Plan 'Shaped' Lounge/Dining Room, Modern Re-Fitted Kitchen/Breakfast Room. Three Bedrooms and re-Fitted Bathroom. Outside there is a Long Front Garden with Driveway adjacent and the Rear Garden is Fan-Shaped with outdoor Living/Lounging Area, Pond and Summerhouse with Storage Rooms.

- Immaculate Semi Detached
- Mediterranean Style Garden
- Re-Fitted Kitchen/Breakfast
- 'L' Shaped Lounge/Diner
- Three Bedrooms
- Re-Fitted Bathroom
- Close to Town Centre
- Long Front Garden & Drive

Reception Hall

Replacement Composite Front Door with frosted 'art deco' style double glazed inserts. Coving. Radiator. Stairs to First Floor. White panel effect doors off.

Lounge Area

13'6 x 11'11 (4.11m x 3.63m)

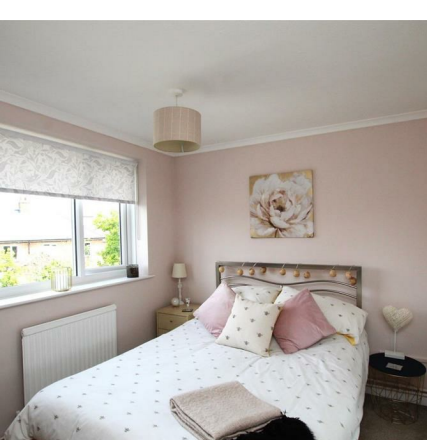
Electric log burner. Coving. Radiator.. Window to front. Archway to:-

Dining Area

9'3 x 8'11 (2.82m x 2.72m)

Radiator. Coving. uPVC double glazed, double doors to garden. White panel effect door to:-





Breakfast Area

9'2 x 8'9 (2.79m x 2.67m)

Double radiator. Half uPVC double glazed door to side. Open to:-

Re-Fitted Kitchen Area

9'3 x 8'8 (2.82m x 2.64m)

Modern pale sage coloured wall and base units. Ash style worktops with white, one and a half bowl, single drainer sink top. Built-in dishwasher. Terracotta colour tiled floor. Tiled splash-backs. Window to rear.

Landing

White panel effect doors off and double opening doors to airing cupboard with hot water cylinder. Access to loft space.

Bedroom One

10'8 x 10'7 (3.25m x 3.23m)

Plus depth of wardrobes, including one double and two single wardrobes and one corner wardrobe. Radiator. Coving. Window to front.

Bedroom Two

8'4 x 9'11 (2.54m x 3.02m)

Plus depth of double wardrobe. Radiator. Coving. Window to rear.

Bedroom Three

6'11 x 7'2 (2.11m x 2.18m)

Radiator. Window to front.

Re-Fitted Bathroom

White suite of 'P' shaped bath with curved glazed screen over and rain shower. Trough style sink in vanity with double cupboard under. Low Level W.C. Radiator. Tiled around the bath area. Window to rear.

Long Front Garden

Lawn and block paved driveway providing parking for two to three cars.

Fan Shaped Rear Garden

'Mediterranean' style and approached via gated Sandstone paving slabs. Timber garden shed. Lawn. Ornamental pond with water feature. Walled borders. Summerhouse with information as follows:-

Summerhouse & Adjoining Store

9'7 x 12'3 plus 9'7 x 4'9 (2.92m x 3.73m plus 2.92m x 1.45m)

Summerhouse with Double glazed bi-folds. Double glazed window to side. Light and electric.

Store with light and electric

Additional Information

Tenure: Freehold

EPC: To Follow

Council Tax: Band B - West Lindsey

Services: All mains services are connected

AGENT'S NOTE: There is a personal connection between the seller of this home and Perkins, George, Mawer & Co



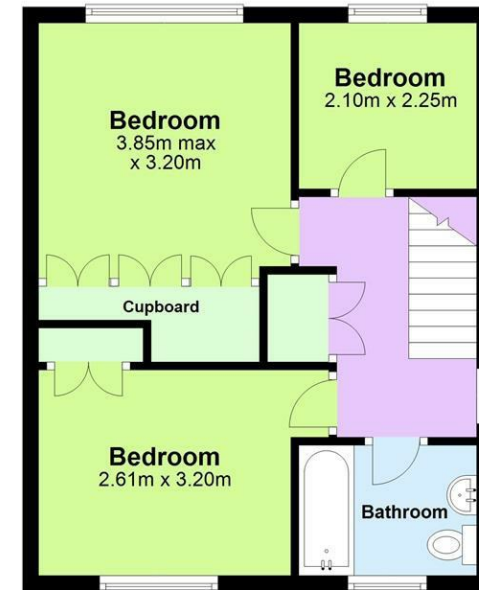
Ground Floor

Approx. 46.1 sq. metres



First Floor

Approx. 41.8 sq. metres



Total area: approx. 87.9 sq. metres

Floor Plan is for illustration purposes only: Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproperty.net) Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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.