



5 The Row, Church Street

| Middle Rasen, Market Rasen | LN8 3TR

£150,000



Perkins George Mawer & Co.

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



# 5 The Row

Church Street |

Middle Rasen, Market Rasen | LN8 3TR

£150,000

A cozy cottage within the popular village of Middle Rasen which is served by a Pub, Convenience Store, First School, Hand Car Wash, Village Hall and Church, whilst more shopping and leisure facilities can be found in Market Rasen less than one and a half miles distance.

Lovingly improved by the current owner, this cherished cottage has a really homely feel, helped by the feature log burner in the living room, you can imagine snuggling up on a winter evening. There are pretty cottage gardens to front and rear, so you can make the most of the summer, and the bonus of two car parking spaces at the front. There is also uPVC double glazing and Gas radiator heating.

Accommodation comprises: Entrance Porch, Living Room, Kitchen/Breakfast Room, Rear Porch/Boot Room. On the First Floor there are Two Bedrooms and Modern Fitted Shower Room.

- Cozy & Cherished Cottage
- Feature Fireplace & Log Burner
- Kitchen/Breakfast Room
- Two Bedrooms
- Modern Shower Room
- Cottage Gardens
- Off Road Parking
- Vendor is Suited

## Entrance Porch

uPVC Entrance door with double glazed insert. Window to side.

## Living Room

11'11 x 13'3 max (3.63m x 4.04m max)

Painted beamed ceiling. Feature fireplace with log burner and wooden mantel. Window to front. Door to:-

## Kitchen/Breakfast Room

12'1 x 10'5 (3.68m x 3.18m)

Fitted wall and base units. Roll top work-surface with inset one and a half bowl single drainer sink top. Double radiator. Gas boiler. Stairs to First Floor with cupboard under. Window to rear. Half glazed door to:-







### Rear Porch/Boot Room

7'5 x 5'4 (2.26m x 1.63m)

Windows to side and rear. Radiator. Half double glazed door to garden.

### First Floor Landing

#### Bedroom One

11'7 plus wardrobe depth x 12'1 (3.53m plus wardrobe depth x 3.68m)

Two double louvre fronted wardrobes. Additional large wardrobe cupboard. Window to front. Double radiator.

#### Bedroom Two

12'0 x 6'1 (3.66m x 1.85m)

Double radiator. Window to rear.

#### Re-Fitted Shower Room

Double step-in shower. Low level W.C. Pedestal wash basin. Tiled to full height. Window to rear. Radiator. Heated chrome towel rail.

### Outside

#### Two Parking Spaces

#### Front Garden

Cottage style front garden with Plum Tree, mature Ceanothus and cottage flowering plants

#### Rear Cottage Garden

Lawn. Pergola. Flowers borders with a selection of flowering plants and shrubs.

#### Additional Information


Council Tax Band A - West Lindsey

EPC Band: D

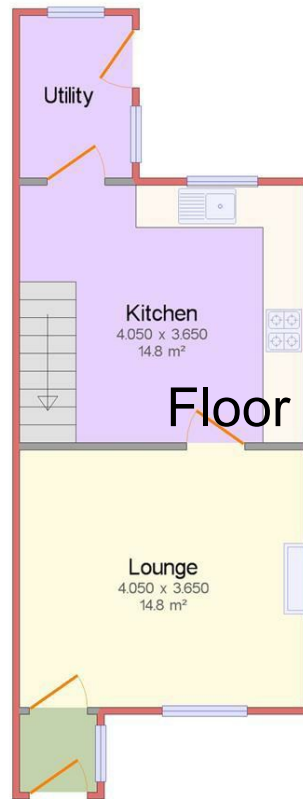
All mains services connected



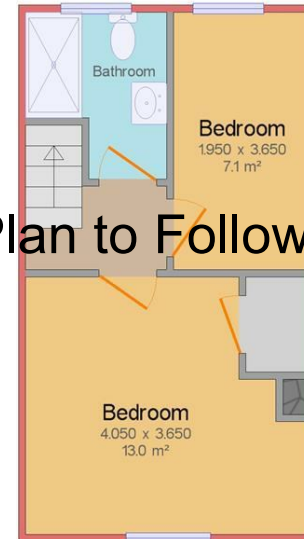


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>68</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 

**Ground Floor**  
Gross internal area: 35.1 m<sup>2</sup> (378.2 ft<sup>2</sup>)



**First Floor**  
Gross internal area: 30.0 m<sup>2</sup> (322.6 ft<sup>2</sup>)



**Floor Plan to Follow**

Drawings are for illustrative purposes only.  
Produced using Quick Sketch 3.17.2w

**Perkins George Mawer & Co**  
Corn Exchange Chambers  
Queen Street  
Market Rasen  
Lincolnshire  
LN8 3EH

01673 843011  
info@perkinsgeorgemawer.co.uk  
www.perkinsgeorgemawer.co.uk

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.