



# 11, Church Mill Court

| Market Rasen | LN8 3JN

£130,000



Perkins George Mawer & Co.

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



# 11

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A Courtyard Development for the Over 55's located in the heart of Market Rasen with all the shops and amenities on hand including Shops, Supermarkets, Restaurants, Pubs, Doctors and Dentists plus the Leisure Centre all within easy reach.

This Mews Home has uPVC Multi Pane Double Glazing and is warmed by Gas Radiator Central Heating with accommodation that comprises in brief: Reception Hall, Ground Floor Shower/Cloakroom, Sitting/Garden Room (which could be used as a Bedroom if required) and Kitchen. Spacious First Floor Living Room and Two First Floor Bedrooms, One with En-Suite Bathroom. There is an Integral Single Garage and Rear Patio Garden Area. This home is offered For Sale with No Chain.

- Retirement Mews Home
- Central Courtyard Location
- Single 'Integral' Garage
- Flexible Living Space
- Future Proof Accommodation
- Ground & First Floor Receptions
- En-Suite Bathroom Plus Shower Room
- No Chain

### Reception Hall

Approached via half double glazed entrance door. Coving. Radiator. Stairs to First Floor with white banister and turned spindles. Walk in under stairs storage. Additional coat/storage cupboard. White panel effect doors off.

### Ground Floor Shower/Cloakroom

White suite of step-in shower cubicle. Pedestal wash basin. Low Level W.C. Tiled to dado height, extending to full height in shower enclosure. Radiator. Window to front.

### Sitting/Garden Room or Potential Ground Floor Bedr

15'8 x 9'6 (4.78m x 2.90m)

Radiator. Coving. uPVC double glazed, double doors Patio Garden Area.







### Kitchen

11'9 x 8'10 (3.58m x 2.69m)

Fitted white wall and base units. Wood effect work-surfaces with inset, cream coloured, one and a half bowl sink top. Tiled splashbacks. Built-in electric oven. Halogen hob. Gas boiler. Window to rear. Radiator.

### First Floor Landing

White banister and turned spindles. Access to loft. Coving. Dado. Airing cupboard with radiator and shelving. White panel effect doors off.

### Living Room

11'10 x 18'10 (3.61m x 5.74m)

Two windows to the rear. Two radiators. Coving. Fireplace with marble hearth and surround and white 'Adam' style mantel.

### Bedroom One

14'7 x 9'11 (4.45m x 3.02m)

Two double wardrobes. Three double storage cupboards. Radiator. Window to the front.. Coving. White panel effect door to:-

### En-Suite Bathroom

Panelled bath with mixer/shower tap attachment. Low Level W.c. Wash basin in vanity with cupboard under. Marble effect tiling to dado rail. Radiator.

### Bedroom Two

10'11 x 8'7 (3.33m x 2.62m)

One double and one single wardrobe. Coving. Radiator. Window to the front.

### Integral Single Garage

16'7 x 9'5 (5.05m x 2.87m)

Up and over door. Light and electric. Door to Reception Hall.

### Rear Patio Garden Area

Paved patio and gravelled garden areas.

### Additional Information

Tenure: Leasehold - 999 Years from 2013

Council Tax: Band D - West Lindsey

Charges: Ground Rent £25.00 Per Annum.

Annual Service Charge: £1200.00 paid twice yearly (two payments of £600.00)

EPC Rating: C



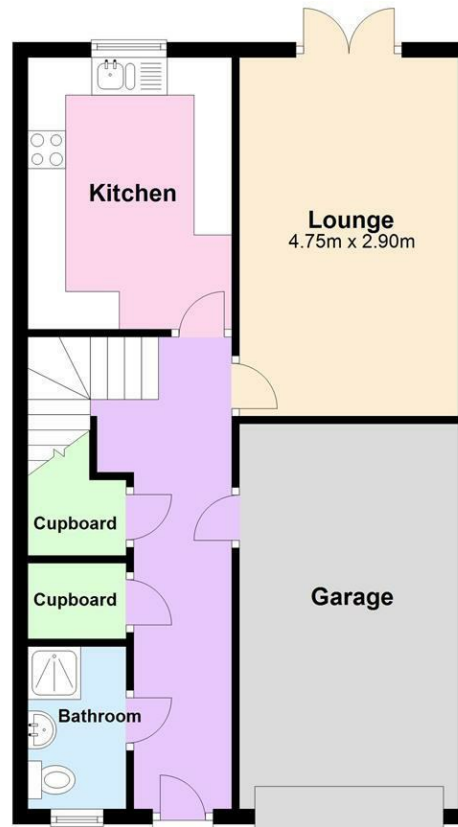


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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	

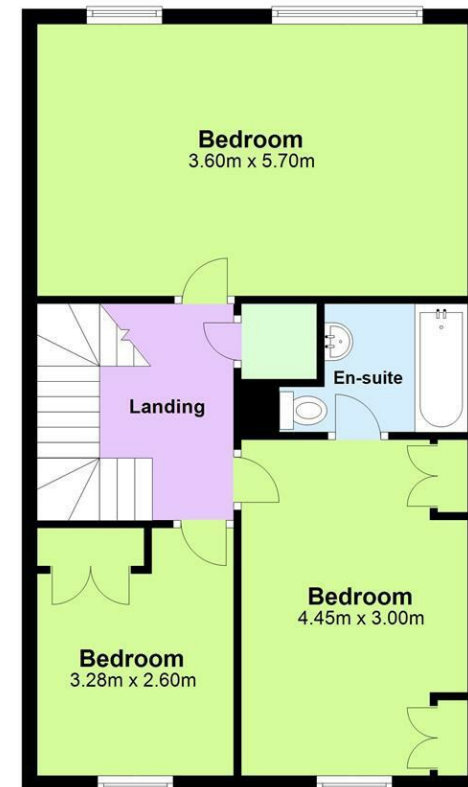
### Ground Floor

Approx. 56.7 sq. metres



### First Floor

Approx. 56.7 sq. metres



Total area: approx. 113.4 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.

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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.