



# 23, Dovecote

Middle Rasen | Market Rasen | LN8 3UD

£165,000



## Perkins George Mawer & Co.

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

# 23

Dovecote | Middle Rasen

Market Rasen | LN8 3UD

£165,000

Spacious Detached Bungalow in Quiet Village Cul-De-Sac requiring full modernisation. Tucked away in the popular village of Middle Rasen, this is a perfect choice for anyone wanting a peaceful home. Middle Rasen is serviced by a convenience store, pub, church and has a good village community. More comprehensive shopping and leisure services can be found in nearby Market Rasen less than two miles distance.

The bungalow comprises: Reception Hall, Cloakroom, 'L' Shaped Living/Dining Room, Kitchen, Inner Hall, Three Bedrooms and Bathroom. Outside there is a Front Garden, long Driveway providing parking and access to the Single Garage, there's also a Rear Garden. This home has some double glazing and radiator heating and is offered For Sale with No Chain

- Spacious Detached Bungalow
- Requiring Modernisation
- Quiet Cul-De-Sac
- Roomy Living/Diner
- Decent Sized Kitchen
- Three Bedrooms
- Gardens, Parking & Garage
- No Chain

### Reception Hall

uPVC entrance door with double glazed insert and side screen. Radiator.

### Cloakroom

W.C. Corner pedestal wash basin. uPVC double glazed window to side.





### 'L' Shaped Lounge/Diner

11'4 x 16'1 plus 10'2 x 8'11 (3.45m x 4.90m plus 3.10m x 2.72m)  
uPVC double glazed bow window to the front. Secondary glazed window to the side. Two radiators. Doors to Kitchen and Inner Hall.

### Kitchen

13'5 9'10 (4.09m 3.00m)  
Single drainer stainless steel sink unit. uPVC double glazed window to the side. uPVC door to driveway. Radiator. Oil boiler. Airing cupboard housing foam lagged hot water cylinder.

### Inner Hall

Doors off.

### Bedroom One

12'11 x 11'4 (3.94m x 3.45m)  
Secondary glazed window to the rear. Radiator.

### Bedroom Two

9'0 x 11'4 (2.74m x 3.45m)  
Secondary glazed window to the rear. Radiator.

### Bedroom Three

6'7 x 8'3 (2.01m x 2.51m)  
uPVC double glazed windows to the front and side. Radiator.

### Bathroom

Coloured suite of panelled bath. Pedestal wash basin. Low Level W.C. Tiled to half height. uPVC double glazed window to side. Radiator.

### Front Garden

Long driveway providing parking for several cars and access to:-

### Single Garage

Up and over door.

### Rear Garden

Lawn and shed.

### Additional Information

Tenure: Freehold

Services: Mains Water, Drainage, Electric and Oil Central Heating

EPC Rating: E

Council Tax Band: C - West Lindsey





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</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. 84.4 sq. metres



Total area: approx. 84.4 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.

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

01673 843011  
[info@perkinsgeorgemawer.co.uk](mailto:info@perkinsgeorgemawer.co.uk)  
[www.perkinsgeorgemawer.co.uk](http://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.