



1, Saddlers Way

| Market Rasen | LN8 3FP

£280,000



Perkins George Mawer & Co.

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

# 1

Saddlers Way |

Market Rasen | LN8 3FP

£280,000

A Detached Bungalow sitting on a Good Sized Corner Plot close to Market Rasen Town Centre and Tesco Supermarket, many other shopping and leisure facilities all close by too.

Set on the corner of a cul-de-sac this home is offered for sale with No Chain. It is warmed by gas radiator heating and benefits from uPVC double glazing having multi pane top feature effect to the front. Additional cost saving advantages are the solar panels.

Accommodation comprises: Entrance Porch with access to the Attached Single Garage. Reception Hall, Living Room, Kitchen, Utility Room, Dining Room/Bedroom Three which leads out to the Conservatory. Two Bedrooms (one currently set up as a Study), and there is an En-Suite Shower Room and Main Bathroom. Outside there is a nice sized Front Garden and Enclosed Rear Garden.

- Spacious Detached Bungalow
- Versatile Accommodation
- Close to Town Centre
- Good Sized Living Room
- Conservatory
- Two/Three Bedrooms
- Solar Panels
- No Chain

### Entrance Porch

5'2 x 11'2 (1.57m x 3.40m)

Half panelled and half uPVC double glazed entrance doors. with matching side screens adjacent. Tiled floor. uPVC internal door to Attached Single Garage. Half panelled inner door with double glazed inserts to:-

### Reception Hall

Two radiators. Coving. Access to part boarded loft with ladder and light.

### Living Room

17'4 x 12'0 (5.28m x 3.66m)

Bow window to the front. Double radiator. Electric coal effect fire with marble effect hearth, surround and mantel. Coving.





### Kitchen

11'8 x 9'5 extending to 15'0 (3.56m x 2.87m extending to 4.57m)  
Fitted wall and base units. Grey 'crackle' effect roll top work-surfaces with inset one and half bowl single drainer sink top. Electric oven, hob and cooker hood. Tiled splashbacks. Coving. Window to rear. Radiator. Door to:-

### Utility Room

5'2 x 7'10 (1.57m x 2.39m)  
Matching wall and base units. Work-surface with round sink. Radiator. Coving. Half Panelled door to:-

### Side Porch

Half uPVC and half double glazed door to garden. Matching windows to side and rear. Tiled floor.

### Dining Room/Bedroom Three

9'6 x 9'5 (2.90m x 2.87m)  
Coving. Two radiators. uPVC double glazed French doors to:-

### Conservatory

7'4 x 10'4 (2.24m x 3.15m)  
uPVC double glazed, double doors to patio and garden. uPVC double glazed window to rear.

### Bedroom One

11'11 x 11'10 (3.63m x 3.61m)  
Fitted wardrobes. Coving. Window to rear. Radiator. Door to:-

### En-Suite Shower Room

Step-in shower cubicle. Low Level W.C. Pedestal wash basin. Tiling to coving height. Window to side. Radiator.

### Bedroom Two/Study

11'9 x 8'0 (3.58m x 2.44m)  
Range of fitted furniture. Coving. Window to front. Radiator.

### Bathroom

Panelled bath. Pedestal wash basin. Low Level W.C. Tiling to coving height. Window to side. Double radiator.

### Front Garden

Lawn. Shrubs and trees. Driveway providing for two cars and access to the Attached Single Garage.

### Attached Single Garage

17'2 x 8'10 (5.23m x 2.69m)  
Electric roller door. uPVC door to porch. gas combi boiler. Matching window to side.

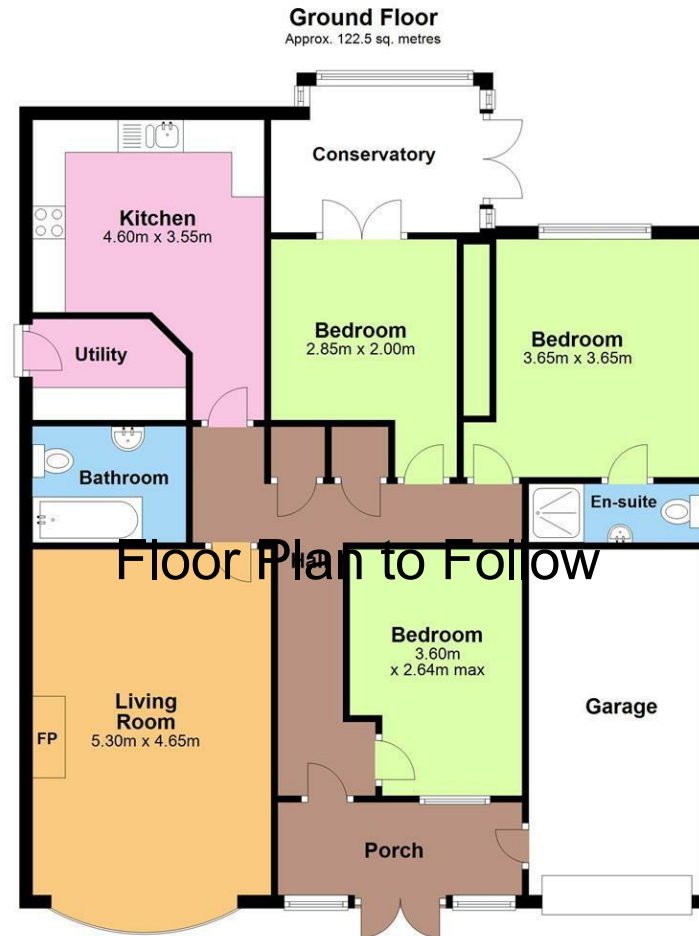
### Additional Information

EPC: T.B.C.  
Tenure: Freehold  
Services: All mains services are connected  
Council Tax: Band C - West Lindsey





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>82</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		



Total area: approx. 122.5 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.