



Lynton , Church Street

| Middle Rasen | LN8 3TR

£200,000



Perkins George Mawer & Co.

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



# Lynton

Church Street |

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A Lovely, Well Proportioned Detached Bungalow located at the heart of Middle Rasen. The village has a Local Store and Post Office, Primary School and Pub, along with Recreation Park and Countryside Walks nearby. Anyone wanting a wider a selection of shopping and leisure services can hop onto a bus or drive into Market Rasen, less than two miles distance or into Lincoln City Centre which is just over fifteen miles.

This bungalow has been well looked after by its current owners, it's warmed by Gas Radiator Heating and is predominantly uPVC double glazed. The accommodation comprises: Entrance Porch, Reception Hall, Good Sized Living Room, Fitted Kitchen/Breakfast Room, Rear Study, Two Bedrooms, Shower Room and Separate W.C. Outside there is a Low Maintenance Front Garden, Long Driveway providing parking for several cars and an Enclosed Rear Garden.

- Well Proportioned Bungalow
- Sought After Village
- Nice Sized Living Room
- Kitchen/Breakfast Room
- Useful Study Area
- Two Double Bedrooms
- Shower Room & Separate W.C.
- Gardens and Garage



## Entrance Porch

Composite front door with double glazed insert. Double glazed windows to the front and side. Obscure single glazed inner door and matching side screen to:-

## Reception Hall

Radiator. Coving. Oak doors off. Access to loft. Airing cupboard housing foam lagged hot water cylinder.





### Living Room

11'10 x 17'5 (3.61m x 5.31m)

Electric coal effect fire. Granite effect hearth and surround. Wood mantel. Covings. Windows to front and side. Radiator.

### Kitchen/Breakfast Room

11'10 x 13'11 (3.61m x 4.24m)

Fitted wall and base units with brushed steel handles. Roll top wood effect work-surfaces with inset single drainer, stainless steel sink top. Tiled splashbacks. Window to side. radiator. Coat cupboard. Single glazed window and half panelled door to:-

### Study/Rear Porch

6'9 x 10'0 (2.06m x 3.05m)

Radiator. Windows to rear and side. Panelled door to garden.

### Bedroom One

11'10 x 11'3 plus fitted wardrobes (3.61m x 3.43m plus fitted wardrobes)

Two double, floor to ceiling, sliding fronted wardrobes. Radiator. Window to front. Covings.

### Bedroom Two

11'11 x 10'4 (3.63m x 3.15m)

Covings. Radiator. Window to rear.

### Shower Room

White suite of corner shower cubicle. Pedestal wash basin. Tiling and 'Mermaid' style boarding to water sensitive areas. Radiator. Window to rear. Covings. Linen cupboard.

### Separate W.C.

Low Level W.C. Radiator. Window to rear. Covings.

### Front Garden

Being low maintenance. Long driveway which provides parking for several cars and access to:-

### Single Garage

Up and over door.

### Rear Garden

Patio. Lawn and borders.

### Additional Information

AGENTS NOTE: There are Leased Solar Panels at this bungalow - 25 year Lease ending in 2036

Services: All mains services are connected

EPC Rating: B

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>86</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<br>2002/91/EC |           |

### Ground Floor

Approx. 95.1 sq. metres



Total area: approx. 95.1 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.