



3, Churchill Avenue

| Market Rasen | LN8 3DD

£220,000



Perkins George Mawer & Co.

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

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Churchill Avenue |
Market Rasen | LN8 3DD
£220,000

Substantial Semi Detached Family Home close to the Town Centre. Located near all the amenities of Market Rasen including Doctors Surgery, Schooling for all ages, Railway Station, Tesco Supermarket, Co-Op Food Store and a good selection of independent shops, restaurants and pubs.

This home has been beautifully looked after by the current family and has been cherished for many years. Over time it has had a new roof, new boiler in 2017 and uPVC double glazing as well as a stunning new kitchen and dining room and re-fitted modern bathroom. The well presented accommodation comprises: Reception Hall, Cloakroom, Study/Utility Room, Living Room with multi fuel stove plus new Kitchen and Dining Room also with multi fuel stove. On the First Floor there are Three Bedrooms and Re-Fitted Bathroom. Outside there is a wide block paved frontage providing Parking for several vehicles and a Good Sized Rear Garden with additional Gated 'Working Garden Area' beyond.

- Spacious Family Home
- Well Presented Throughout
- Replacement Bathroom
- Good Sized Rear Garden
- Close to Town Centre
- Re-Fitted Kitchen/Diner
- Three Bedrooms
- Parking for Several Cars

Reception Hall

Composite front door with double glazed inserts. Wood effect flooring. Stairs to First Floor with wood banister, painted spindles and storage cupboard under. White vertical radiator. Oak doors off. Double opening oak doors with glazed inserts to Living Room. Window to front.

Cloakroom

White low level w.c. Mosaic effect tiling to half height. Window to front.

Study/Utility

6'2 x 7'5 (1.88m x 2.26m)

Wood effect top, space for two domestic appliances. Window to front.

Living Room

11'11 x 14'6 (3.63m x 4.42m)

Multi fuel burner with white mantel. Wood effect floor. White double vertical radiator. uPVC double glazed, double doors to garden.





Dining Area

11'11 x 10'3 (3.63m x 3.12m)

Multi fuel burner. Wood effect floor. White double vertical radiator. Window to rear. Open plan to:-

Re-fitted Kitchen

18'4 x 7'11 (5.59m x 2.41m)

Cream coloured high-gloss wall and base units. Wood effect roll top work-surface with one and a half bowl enamel sink top. Built-in fridge/freezer, washing machine dishwasher. Electric range cooker. Built-in wine rack. Three windows to the side. Double glazed door to garden and side screens adjacent.

Landing

Window to front. Oak doors off. Access to loft. Wood banister and painted spindles.

Bedroom One

8'8 x 14'6 into recess (2.64m x 4.42m into recess)

Radiator. Window to rear. Double opening wardrobe/cupboard with matching storage over.

Bedroom Two

11'9 x 9'5 (3.58m x 2.87m)

Window to rear. Radiator. Door to boarded eaves storage with gas boiler.

Bedroom Three

9'5 x 8'7 (2.87m x 2.62m)

Window to front. Radiator.

Re-Fitted Bathroom

White modern suite of 'P' shaped bath with rain shower over and second attachment. White suite of w.c. having concealed cistern and trough style sink all in vanity unit with storage cupboards. Mermaid style boarding to water sensitive areas. Chrome towel rail. Window to front.

Front Garden

Mostly block paved providing parking for several vehicles.

Rear Garden

Lawn. Paved and pebbled sun terrace. Flower borders. Gate to:-

Additional Rear Garden Area

Has been and could make a vegetable plot. Space for sheds and greenhouses etc.

Additional Information

Tenure: Freehold

Services: All mains services are connected

EPC Rating: T.B.C.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 82 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<div style="display: flex; justify-content: space-between; align-items: center;"> 70 </div>	
England & Wales	
EU Directive 2002/91/EC	

Floor Plan to Follow

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.