



Linden, North Street

| Middle Rasen | LN8 3TS

Offers In The Region Of £300,000



Perkins George Mawer & Co.

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

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An Imposing Detached Bungalow in a Wonderful Setting on the Fringe of Middle Rasen with Open Views to Front and Rear. Middle Rasen has a thriving village community with Village Hall, Church, Primary School, Pub and Post Office & General Store. It is only a two mile drive into Market Rasen which has a good selection of local independent shops, leisure centre, pubs and restaurants and the railway station for anyone looking to travel further afield, there is also a Tesco Supermarket, a Co-Op Food Store and Secondary Schooling.

The well proportioned accommodation comprises in brief: Reception Hall, Living Room Area with archway to Dining Area, Conservatory, Inner Hall, Kitchen/Breakfast Room, Utility Room, Cloakroom, Two Double Bedrooms and a Bathroom. Outside there is a Large Frontage with Parking for Several cars, a Single Garage and Good Sized Rear Gardens. This home is warmed by gas radiator heating and has uPVC double glazing, it is offered For Sale with No Chain.

- Imposing Detached Bungalow
- Wonderful Village Location
- Open Views to Front & Rear
- Well Proportioned Room
- Living/Dining Room
- Kitchen/Breakfast Room
- Conservatory to Rear
- Two Double Bedrooms
- Bathroom plus Cloakroom
- Good Sized Gardens

Storm Porch

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





Reception Hall

Radiator. Coving. Access to loft space. White panel effect doors off. Double opening Airing/Coat Cupboard with radiator.

Living Area

15'5 x 11'11 (4.70m x 3.63m)

Gas coal effect fire with marble effect hearth. and Adam style surround. Double radiator. Coving. Window to front. Archway to:-

Dining Area

11'0 x 13'11 (3.35m x 4.24m)

Double radiator. Coving. Multi pane glazed double doors to:-

Conservatory

8'1 x 11'9 (2.46m x 3.58m)

Double glazed windows to sides and rear. uPVC double glazed door to rear. Double radiator.

Inner Hall

Radiator. Coving. Half uPVC double glazed door to side.

Cloakroom

White suite of Low Level W.C. Pedestal wash basin. Tiled splashbacks. Window to rear. Radiator.

Kitchen/Breakfast Room

14'11 x 11'8 (4.55m x 3.56m)

Range of fitted wall and base units. Terrazzo style roll top work-surface with inset one and a half bowl, single drainer, stainless steel sink top. Built-in electric double oven, Neff electric hob and extractor hood over. Double radiator. Coving. Windows to front and side.

Utility Room

8'3 x 7'7 (2.51m x 2.31m)

Matching fitted wall and base units, worktops and sink. Gas boiler. Window to rear. Space for two domestic appliances.





Bedroom One

10'8 x 13'2 plus depth of wardrobes (3.25m x 4.01m plus depth of wardrobes)

Two double wardrobes, one drawer unit and a double storage cupboard. Radiator. Window to rear. Coving.

Bedroom Two

11'10 x 10'0 (3.61m x 3.05m)

Double wardrobe and knee-hole dressing table.

Window to front. Radiator. Coving.

Bathroom

8'4 x 8'11 (2.54m x 2.72m)

White suite of step-in shower cubicle. Bath. Low Level W.C. Pedestal wash basin. Tiled splashbacks. Window to side. Towel rail.

Front Garden

Large frontage with Parking for Several cars plus access to the Single Garage. Lawn.

Single Garage

19'5 x 9'7 (5.92m x 2.92m)

Up and over door. uPVC double glazed window. Light.

Rear Garden

Gated access from both sides. Mainly laid to lawn.

Flower/herbaceous borders.

Additional Information

Tenure: Freehold

EPC Rating: C

Services: All mains services are connected

Council Tax Band: D - West Lindsey

Agents Note: The bungalow address is North Street, Middle Rasen, however, Google shows the location as Skinners Lane, Middle Rasen.





Total area: approx. 113.4 sq. metres

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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.