



Roadside Cottage, Middle Rasen Road

| Buslingthorpe, Lincoln | LN3 5AQ

£300,000



Perkins George Mawer & Co.

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

Roadside Cottage

Middle Rasen Road |

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A Cherished Extended, Semi Detached Cottage in Rural Location between Middle Rasen and Lissington on the Middle Rasen Road which has open views to Front and Rear. Being an Ex Farm-Worker's Cottage on the edge of a farmers land, this home benefits from clear night skies with minimal light pollution. There is a Post Office & Local shop in Middle Rasen, along with a Pub, Church and Primary School, whilst more comprehensive shopping and leisure services can be found in Market Rasen, along with the Railway Station.

This beautiful and good sized home has accommodation that comprises in brief: Reception Hall, Living Area opening to Dining Area, Snug, Kitchen/Breakfast Room with log burner, Utility/Boot Room and Ground Floor Bathroom. On the First Floor there are Three Double Bedrooms, a Study/Potential Fourth Bedroom and Re-Fitted Bathroom. Outside there are Gardens to Three Sides which include Sheds, Large Single Garage and Greenhouse. This home is warmed by oil radiator central heating and retained with the help of uPVC double glazing and it is offered For Sale with No Chain.

- Ex-Farm Worker's Cottage
- Rural Location & Setting
- Extended Accommodation
- Lounge with Arch to Dining Room
- Kitchen/Breakfast Room
- Snug and First Floor Study
- Utility Room & Two Bathrooms
- Gardens , Ample Parking & Garage

Reception Hall

Half panelled entrance door with stained and leaded feature. Double radiator in decorative cover. Window to side. Stairs to First Floor. Coving. Half stripped door with two glazed inserts to Living Area and Kitchen/Breakfast Room.





Living Area

16'8 x 13'8 into square bay (5.08m x 4.17m into square bay)
Square bay window to side. Additional window to front.
Coving. Double radiator. Ornamental cast iron fireplace with slate effect hearth and pine mantel. Archway to:-

Dining Area

10'6 x 11'3 (3.20m x 3.43m)
Window to side. Radiator. Terracotta colour tiled floor.
Coving. Squared archway to Kitchen/Breakfast Room.
uPVC double glazed, double doors to:-

Snug

6'5 x 11'3 (1.96m x 3.43m)
Windows to side and rear. uPVC double glazed, double doors to Deck and Rear Garden.

Kitchen/Breakfast Room

16'4 x 12'3 (4.98m x 3.73m)
Hand made style, cream coloured Shaker wall and base units. Wall units with pelmets and base unit housing space for dishwasher. Built-in electric oven, hob and concealed extractor. Wood work-surfaces. Enamel Belfast sink and drainer. Two windows to the rear. Understairs cupboard. Terracotta colour tiled floor. Log burner with beam over. Jade coloured matching dresser style cupboards in chimney recesses. Double radiator. Half panelled, stripped door with two glazed inserts to:-

Utility/Boot Room

8'10 x 11'11 (2.69m x 3.63m)
Range of white wall and base units. Roll top wood effect work-surface with inset single drainer, stainless steel sink top. Terracotta colour tiled floor. Double radiator. Stripped door with four obscure glazed inserts to:-

Ground Floor Bathroom

8'2 x 6'8 (2.49m x 2.03m)
White suite of panelled bath having shower and screen over. Pedestal wash basin. Low Level W.C. Tiling to water sensitive areas. Tiled floor. Radiator. Extractor fan.







Galleried Landing

Wood banister with turned spindles. Coving. Display alcove. Latched doors off and to walk-in airing cupboard with foam lagged hot water cylinder.

Bedroom One

14'3 x 11'4 (4.34m x 3.45m)

Cast iron ornamental fireplace with tiled hearth. Picture rail. Coving. Window to front. Walk-in wardrobe with light.

Bedroom Two

11'6 x 10'5 max (3.51m x 3.18m max)

Fitted double wardrobe with matching knee-hole dressing table. Display alcove. Radiator. Coving. Window to rear.

Bedroom Three

12'4 x 8'7 min (3.76m x 2.62m min)

Stripped wood, built-in double wardrobe. Coving. Window to rear. Radiator.

Study/Potential Bedroom Four

7'0 x 8'1 (2.13m x 2.46m)

Entered via a double squared arch from the Landing. Radiator. Coving. Window to rear.

Re-Fitted Bathroom

12'4 x 8'7 (3.76m x 2.62m)

White suite of step in double 'rain' shower with second attachment and glass screen. Double ended bath. Low Level W.C. Trough style sink in vanity with double cupboard under. Mermaid style boarding to water sensitive areas. Matt grey towel rail. Window to rear.

Outside

Front Garden

Approached via five bar gate with tarmac driveway beyond and parking for around five cars. Pebbled garden area. Two timber garden sheds. Greenhouse. Cold water tap. Paved terrace. Brick built log store. Brick built Boiler Room: 5'7 x 7'1 with oil fired boiler.



Large Single Garage

17'4 x 16'10 (5.28m x 5.13m)

Single up and over door. Light and electric. Storage in eaves. uPVC door to garden.

Side Garden

Lawn and borders. Archway to:-

Rear Garden

Lawn. Pebbled garden area/patio. Decked Terrace adjoining the Snug. Copper beech hedge to rear boundary with wrought iron gate giving pedestrian access to the rear.

Additional Information

Tenure: Freehold

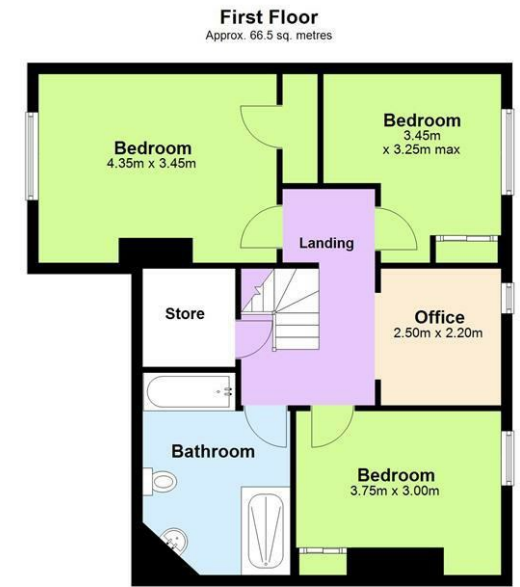
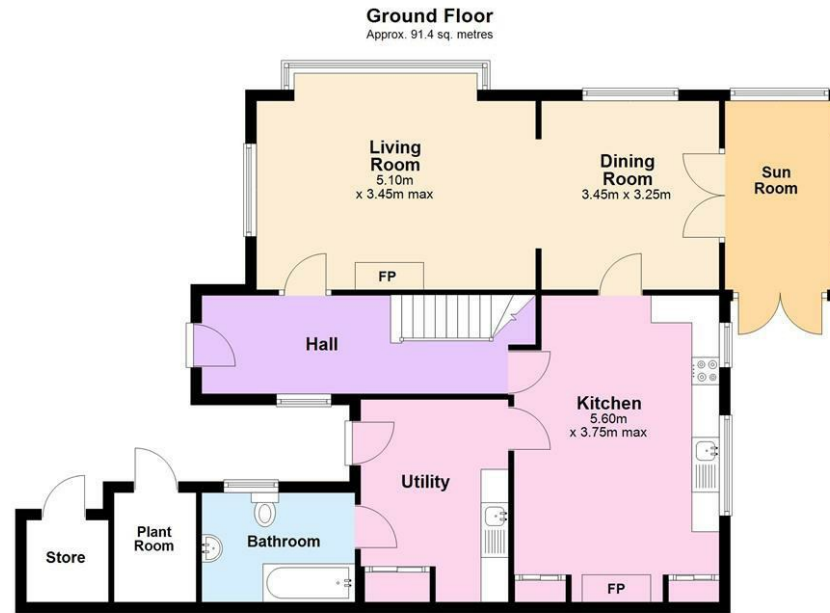
Council Tax: Band B - West Lindsey

Energy Rating: E

Services: T.B.C.







Total area: approx. 157.9 sq. metres

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.