



14, Bentley Lane

| Grasby | DN38 6AW

£775 PCM



Perkins George Mawer & Co.

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

14

Bentley Lane |
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RURAL BEAUTY SPOT! Nestled in the charming residential village of Grasby, this delightful semi-detached house on Bentley Lane offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertaining, making it a welcoming home for both family gatherings and quiet evenings.

The heart of the home is undoubtedly the country-style kitchen, which exudes warmth and character. It is a wonderful space for culinary enthusiasts to create delicious meals while enjoying the picturesque views of the surrounding area. This space also benefits a designated area for dining and rear porch.

The main bathroom has a walk in shower and an additional cloakroom which adds convenience, ensuring that morning routines run smoothly for everyone in the household.

- Rural Location
- Good size rear garden
- Two Reception Rooms
- Private Driveway
- Three bedrooms
- Cloakroom
- Close to local amenities
- Area of Beauty

Main Entrance

Cloak room

Entrance hall

Staircase and landing

Lounge

14'03" x 12'06" (4.34 x 3.81)

Bedroom one

12'06" x 11'02" (3.81 x 3.40)

Dining Room

12'06" x 8'11" (3.81 x 2.72)

Bedroom two

12'08" x 9'08" (3.86 x 2.95)

"L" shaped
kitchen/utility/breakfast

17'06" x 17'02" max (5.33 x 5.23
max)

Bedroom three

7'06" x 7'03" (2.29 x 2.21)

Shower room

6'00" x 5'06" (1.83 x 1.68)

Rear porch

Outside



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(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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