



10, Drax Court

| Middle Rasen, Market Rasen | LN8 3UE

£295,000



Perkins George Mawer & Co.

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

10

Drax Court |

Middle Rasen, Market Rasen | LN8 3UE

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A Beautifully Presented Detached Bungalow set in a Quiet and Secluded Village Cul-de-Sac. This home is in the sought after village of Middle Rasen which has a thriving community atmosphere, helped by the Primary School, Church, Village Hall and The Nag's Head Pub. There is a Post Office and Convenience Store, but for anyone wanting a wider selection you can nip into Market Rasen which is less than two miles distance and has a good selection of Independent Shops, Tesco Supermarket and Co-Op Food Store along with a variety of eateries a Secondary School and the Train Station for anyone wanting to travel further afield.

There have been many improvements to the bungalow in recent years that include a Stunning Kitchen finished in pale grey, a Garden Room addition and bonded resin driveway providing a stylish approach tot the front of the bungalow. The immaculately presented accommodation is warmed by gas radiator heating and retained by uPVC double glazing, it comprises in brief: Reception Hall, Living Room with bay window, Stunning Re-Fitted Kitchen, Garden Room, Three Bedrooms, main bedroom with bay window, Shower Room. Outside there are Low Maintenance Gardens a Bonded Resin Driveway and a Single Garage. This property is offered For Sale with no onward chain.



- Beautifully Presented Bungalow
- Many Recent Improvements
- Garden Room Addition
- Low Maintenance Gardens
- Quiet Village Cul-de-Sac
- Stunning Re-Fitted Kitchen
- Three Bedrooms & Shower Room
- Garage & No Chain

Reception Hall

Approached via composite front door with double glazed inserts and picture window adjacent. Radiator in decorative cover. Airing cupboard with Gas Combi Boiler and radiator. White panel effect doors off. Access to loft space.





Living Room

17'3" x 11'8" plus bay window to front (5.26m x 3.58m plus bay window to front)

Electric coal effect fire. Two windows to the sides. Two double radiators. Coving.

Stunning Re-Fitted Kitchen

8'5 x 17'1 (2.57m x 5.21m)

Modern pale grey wall and base units, wall units with pelmets and lighting under. Brushed steel handles. Marble style work-surfaces with inset Franke double stainless steel sink. Larder unit. Built-in fridge/freezer, double electric oven and warming drawer. Built-in washing machine and dishwasher. Window to rear. Vertical radiator. opening to:-

Garden/Dining Room

11'4 x 13'8 (3.45m x 4.17m)

Insulated roof. Double glazed windows to side and rear. Double glazed, double doors to Side Garden area. White vertical radiator.

Bedroom One

11'9 x 10'10 plus bay to front (3.58m x 3.30m plus bay to front)

Coving. Bay window to front. Double radiator.

Bedroom Two

8'7 x 10'10 (2.62m x 3.30m)

Radiator. Window to rear.

Bedroom Three

8'4 x 8'9 (2.54m x 2.67m)

Two double fitted wardrobes. Radiator. Window to the front.

Shower Room

White suite of step-in shower. Wash hand basin and W.C. in vanity unit finished in white high-gloss with storage. Linen cupboard. Tiled to full height. Chrome towel rail. Window to rear.

Front Garden

Bonded resin driveway providing parking and access to the Single Garage.

Single Garage

Side Patio

Patio and 'astro-turf areas. Open to:-

Rear Garden

Low maintenance with shingled area and astro-turf.

Additional Information

Tenure: Freehold

EPC Rating: D

Services: T.B.C.

Council Tax Band: C - West Lindsey





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
79		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 98.0 sq. metres



Total area: approx. 98.0 sq. metres

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

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Agents Note:
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