



149, Gordon Field

| Market Rasen | LN8 3AE

£190,000



Perkins George Mawer & Co.

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



# 149

Gordon Field |

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£190,000

Spacious Detached Bungalow close to the heart of Market Rasen, yet in a quiet position. There are all the 'every day' needs within easy reach including Doctors, Library, Schooling for all ages, Tesco Super Market and Co-Op Food Store plus many independent shops and services. there is a leisure centre and train station for anyone needing to travel further afield.

The accommodation is warmed by gas central heating and retained by uPVC double glazing. This home is ready to be re-loved and will benefit from some modernisation and redecoration. The accommodation comprises in brief: Reception Hall, Good Sized Living Room, Kitchen, Three Bedrooms and Bathroom. Outside there is a Front Garden, Driveway with Parking for two to three cars, a Single Garage and Good Sized Rear Garden. It has come to the market offered with No Chain.

- Spacious Detached Bungalow
- Quiet, yet Central Position
- Close to Shops & Services
- Good Sized Living Room
- Three Bedrooms & Bathroom
- Good Sized Rear Garden
- Off Road Parking & Garage
- No Chain

## Storm Porch

Approached via uPVC entrance door with two obscure double glazed inserts.

## Entrance Hall

Radiator. Coving. Access to loft.

## Living Room

17'11 x 11'4 (5.46m x 3.45m)

Windows to front and side. Gas coal effect fire. Coving. Double radiator.







### Kitchen

7'0 min x 11'4 (2.13m min x 3.45m)

Wood panel fronted wall and base units, wall units having pelmets. Roll top work-surfaces with inset single drainer stainless steel sink top. Built-in electric oven (currently not working) and gas hob. Tiled splashbacks. Gas boiler. Window and double glazed door to side/driveway.

### Bedroom One

10'8 x 11'2 (3.25m x 3.40m)

Coving. Window to the rear. Radiator.

### Bedroom Two

10'7 x 11'2 (3.23m x 3.40m)

Window to rear. Radiator. Coving.

### Bedroom Three

10'0 x 7'0 (3.05m x 2.13m)

Window to front. Radiator. Coving.

### Bathroom

Coloured suite of panelled bath with electric shower over. Pedestal wash basin. Low Level W.C. Double radiator. Two windows to the side. Linen cupboard. Double radiator.

### Front Garden

Driveway with parking for two to three cars. Lawn and borders. Cold water tap. Access to:-

### Single Garage

Up and over door. Light and electric.

### Rear Garden

Patio. Lawn and borders.

### Additional Information

EPC Rating: D

Tenure: Freehold

Services: All mains services are connected

Council Tax: Band C - West Lindsey



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 90.6 sq. metres

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

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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.