



Autumn Cottage, Rase Lane

| Market Rasen | LN8 3HU

£480,000



Perkins George Mawer & Co.

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

Autumn Cottage

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Cherished Family Home which has been architect designed and built for the owners since new, around twenty three years ago. It is set a peaceful back water off a private road with 'excellent neighbours', yet close to the heart of Market Rasen and the cricket ground. Market Rasen has a good selection of services including schooling for all ages, doctors, many independent shops, together with a Co-Op Food Store and Tesco Supermarket. There are also a selection of pubs and eateries and if anyone needs to travel further afield, they can hop on the train, with the station also located in the town centre.

This Detached Dormer Home has broad appeal across all generations with versatile Living and Bedroom accommodation over two floors. It is warmed by gas radiator heating and retained with uPVC 'multi pane' double glazing, giving it a real cottage feel. The property has been well maintained over the years and more recently had an insulated ceiling added to the conservatory.

The spacious and well proportioned rooms comprise of:- Large Reception Room, Living Room, Separate Dining Room, Good Sized Kitchen/Breakfast Rooms with double doors opening to the Conservatory, there is also a Utility Room with Pantry and a Ground Floor Cloakroom. Bedroom One is also situated on the Ground Floor and has an En-Suite Bathroom. On the First Floor there is a Landing, Three Further Double Bedrooms and a Bathroom. There is access to the eaves storage which have light and boarding which extend to 46'10. Outside there is a huge Frontage which is block paved and provides parking for numerous cars and access to the Double Garage (one side having electric door) and there is a Low Maintenance Rear Garden. It has now come to the market with No Chain.

- Cherished Family Home
- Individually Designed & Built
- Spacious & Versatile Accommodation
- Imposing Reception Room
- Two Receptions plus Conservatory
- Good Sized Kitchen/Breakfast
- Four Double Bedrooms
- En-Suite and Family Bathroom
- Double Garage plus Ample Parking
- No Chain

Storm Porch

Quarry tiled floor. Light. Wood panelled front door to:-





Reception Room

19'1 x 15'2 min (5.82m x 4.62m min)

Wood floor. Coving. Two ceiling roses. Stairs to First Floor with wood banister and turned spindles/ Three windows to the front. Two double radiators.

Cloakroom

Low Level W.C. Pedestal wash basin. Tiled splashbacks and Floor. Radiator. Coving.

Living Room

14'3 x 18'10 (4.34m x 5.74m)

Two windows to the front. Gas coal effect fire with marble hearth and surround and ornate mantel. Ornate coving. Two double radiators. Ceiling rose. Wood floor.

Dining Room

8'10 x 13'1 (2.69m x 3.99m)

Window to rear. Radiator. Wood floor. Coving and ceiling rose.

Kitchen/Breakfast Room

14'2 x 16'2 (4.32m x 4.93m)

Range of oak fronted base units with matching double larder unit 'pewter' style knobs and tea-cup handles. Roll top work-surfaces with inset five ring gas hob having extractor in stainless steel canopy over. Built-in electric oven and microwave. Built-in fridge and dishwasher (the latter has not been used for several years, so unsure if in working order). One and a half bowl white enamel sink top with single drainer. Tiled splashbacks. Terracotta tiled floor. Coving. Double radiator. Double opening multi pane glazed doors to:-



Conservatory

14'9 x 13'0 (4.50m x 3.96m)

Matching terracotta tiled floor. Windows to sides and rear. Double opening doors to garden. Double radiator.

Utility

9'0 x 6'3 (2.74m x 1.91m)

Fitted base units and work-surfaces with inset single drainer stainless steel sink top. Tiled splashbacks and tiled floor. Double radiator. Gas boiler. Coving. Ceiling rose. Window to side. Door to garage. Door to Walk-In Pantry 4'9 x 6'3 Fitted shelving. Matching tiled floor. Coving.



Ground Floor Bedroom One

14'0 x 10'7 + depth of wardrobes (4.27m x 3.23m + depth of wardrobes)

Two double and one single fitted wardrobe. Wood floor. Double radiator. Coving. Ceiling rose. Panelled door to:-

En-Suite Shower Room

White suite of step-in corner shower cubicle. Pedestal wash basin with tiled surround. Low Level W.C. Window to side. Tiled floor. Radiator. Coving.

First Floor Landing

Coving. Double radiator. Two double glazed roof lights. Linen cupboard. Two doors to Large Walk-In Eaves Storage 46'10 in length with light and boarding.





Bedroom Two

19'8 into dormer x 9'6 min plus recess & wardrobe (5.99m into dormer x 2.90m min plus recess & wardro)

Double wardrobe. Coving. Two ceiling roses. Double radiator. Porthole window to side and dormer window to front.

Bedroom Three

17'7 into dormer window x 10'8 plus wardrobes (5.36m into dormer window x 3.25m plus wardrobes)

Dormer window to front. Two double wardrobes, one having access to additional eaves storage. Radiator.

Bedroom Four

11'0 plus dormer window x 14'3 plus wardrobe (3.35m plus dormer window x 4.34m plus wardrobe)

Double wardrobe. Dormer window to front. Coving. Two ceiling roses. Double radiator.

Bathroom

14'2 into dormer window x 7'4 (4.32m into dormer window x 2.24m)

White suite of panelled bath. Step-in shower cubicle. Low Level W.C. Pedestal wash basin. Tiled floor and splashbacks. Mermaid style boarding in shower enclosure. Coving. Radiator.

Large Front Garden

Mainly block paved and providing parking for numerous cars, this extends to either side of the property giving further hardstandings and gives access to the rear garden. Access to Double Garage.

Double Garage

18'0 x 18'1 (5.49m x 5.51m)

Twin up and over doors (one being electric). Light and electric. Door and window to side. Water softener (not currently in working order).

Low Maintenance Rear Garden

The rear garden catches the afternoon and evening sun, it has a paved patio and pea-shingled low maintenance style.

Additional Information

Tenure: Freehold

Services: All mains services are connected and it is Gas Radiator Heating.

EPC Rating: C

Council Tax: Band F - 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	82
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 261.4 sq. metres
Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
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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.