



4, Coronation Road

| Market Rasen | LN8 3DB

£170,000



Perkins George Mawer & Co.

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

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Coronation Road |
Market Rasen | LN8 3DB
£170,000

A Substantial Semi Detached Home which is ready for some T.L.C. with a program of updating and modernisation. Situated close to town all the local shops and amenities are within easy reach including Nurseries, Primary and Secondary Schooling. There is a Co-Op Food Store and Tesco Supermarket together with a good selection of independent shops. There are Doctors, Vets a Library and also the Train Station for anyone needing to travel further afield.

The home has uPVC double glazing but will need central heating installing. The Good Sized Accommodation comprises in brief: Reception Hall, Cloakroom, Living Room, Kitchen, Ground Floor Bathroom and Four Bedrooms. Outside there are Gardens to Front and Rear and an Open Outlook to a Pocket Park to the Rear. This home is offered for sale with No Chain.

- Substantial Semi Detached Home
- Overlooking Pocket Park to Rear
- Pretty Rear Garden
- In Need of Modernisation
- Good Sized Living Room
- Kitchen & Ground Floor Bathroom
- Four Bedrooms
- No Chain

Entrance Hall

Approached via half uPVC panelled entrance door with double glazed insert. Window to side. Plate shelf. Stairs to First Floor with under-stairs cupboard. Panelled doors off.

Cloakroom

W.C. Quarry tiled floor. Window to side. Tiled to dado height with border tile





Living Room

13'7 x 14'7 (4.14m x 4.45m)

Open fire with wood mantel. Window to front. Plate shelf Panelled door to:-

Kitchen

10'0 x 8'11 (3.05m x 2.72m)

Wall and base units. Terrazzo style roll top work-surfaces. Single drainer stainless steel sink unit. Tiled splashbacks. Quarry tiled floor. Window to rear and half uPVC panelled door to rear garden with double glazed inserts. Doors to Ground Floor Bathroom and Walk-In Pantry with shelving and wall mounted cupboard.

Ground Floor Bathroom

10'0 x 5'2 (3.05m x 1.57m)

Bath with mixer/shower tap attachment. Wash hand basin. Window to rear. Quarry tiled floor.

Landing

Access to loft space. Panelled doors off.

Bedroom One

11'3 x 10'3 (3.43m x 3.12m)

Fireplace. Window to front. One double and one single wardrobe. Wood floor.

Bedroom Two

12'5 into recess x 11'8 into recess (3.78m into recess x 3.56m into recess)

Fireplace. Window to rear overlooking 'Pocket Park'. Wood floor. Airing cupboard housing hot water cylinder.

Bedroom Three

9'3 x 9'0 (2.82m x 2.74m)

Window to rear.

'L' Shaped Bedroom Four

11'2 x 5'10 + 4'8 x 3'4 (3.40m x 1.78m + 1.42m x 1.02m)

Window to front. Wood floor.

Front Garden

Lawn. Mature hedgerow. Trees and shrubs.

Rear Garden

Lawn. Pond. Mature shrubs and bushes. Greenhouse. Log/Tool Store.

Workshop/Coal Store

6'6 x 6'0 (1.98m x 1.83m)

Window. Light and Electric.

Additional Information

Tenure: Freehold

Council Tax Band: A - West Lindsey



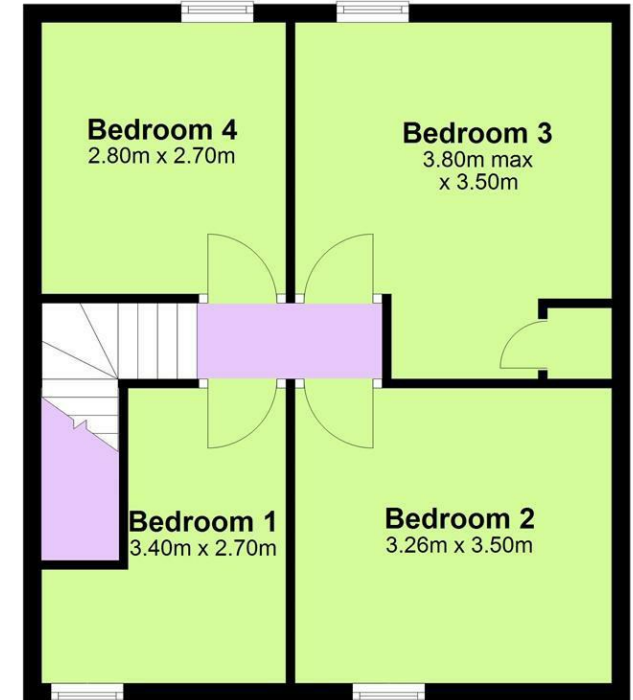
Ground Floor

Approx. 46.4 sq. metres



First Floor

Approx. 45.5 sq. metres



Total area: approx. 91.9 sq. metres

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

Energy Efficiency Rating

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