



Tree View, Brigg Road

| Moortown, Market Rasen | LN7 6JA

£270,000



Perkins George Mawer & Co.

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

Tree View

Brigg Road |

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Spacious, Detached and Well presented Bungalow in Lincolnshire Hamlet, just three miles South West from Caistor a pretty Lincolnshire Wolds market town which boasts the Caistor Grammar School which would be within catchment. There are many shops and services in the town, eateries, pubs and shopping for all your everyday needs.

This bungalow has broad appeal due to its modern styling and anyone looking to downsize won't feel the pinch on size here. There is uPVC double glazing and oil fired central heating, modern kitchen and bathroom and very generous room sizes. There is plenty of parking on the driveway plus a garage and a good sized, level rear garden. Fibre Broadband supplied by EE via Open Reach. The accommodation comprises in brief: Entrance Porch, Reception Hall, Good Sized Living Room with double doors to Separate Dining Room, you can close these two rooms off for cosy evenings or open them up for entertaining family or friends. There is a modern Kitchen, Three Bedrooms, and Refurbished Bathroom. Anyone looking for a quick purchase will be pleased that there will be no onward chain.

- Spacious Detached Bungalow
- Grammar School Catchment
- Double doors to Dining Room
- Three Bedrooms & Bathroom
- Plenty of Parking plus Garage
- Three Miles from Caistor
- Large Living Room
- Fitted Kitchen
- Good Sized, Level Rear Garden
- No Chain

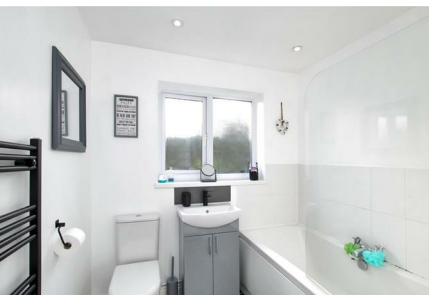
Entrance Porch

Approached via half uPVC and double glazed entrance door with matching side screen. half uPVC panelled inner door with double glazed insert to:-

Reception Hall

Double radiator. Coving. White panelled doors off. Linen cupboard.





Living Room

20'9 x 12'5 (6.32m x 3.78m)

Modern electric coal effect fire. Double radiator. Coving. Wood style floor. Door to Kitchen and double doors opening to:-

Dining Room

9'11 x 9'4 (3.02m x 2.84m)

Coving. Double radiator. uPVC double glazed, double doors to garden. Wood style floor.

Kitchen

13'7 x 9'10 (4.14m x 3.00m)

Range of cream coloured wall and base units. Wood effect work-surfaces with inset single drainer sink top. Window to rear. White vertical radiator. Half uPVC double glazed door to side. Door to Garage.

Bedroom One

9'10 x 13'1 (3.00m x 3.99m)

Double radiator. Window to front.

Bedroom Two

9'10 x 8'11 (3.00m x 2.72m)

Double radiator. Window to rear.

Bedroom Three

7'1 x 11'6 (2.16m x 3.51m)

Double radiator. Window to rear.

Modern Bathroom

White suite of double ended bath with central mixer tap, shower and screen over. Low Level W.C. Wash hand basin in vanity unit with cupboard under. Heated towel rail. Window to side. Tiled floor.

Front Garden

Tarmac driveway with parking for several cars and access to:-

Single Garage

17'8 x 9'9 (5.38m x 2.97m)

Up and over door. Double glazed window to side. Roll top 'granite' effect work-surface. Oil boiler. Light and electric.

Large Level Rear Garden

Two gated accesses. Patio. Lawn. Timber garden shed.

Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: C - West Lindsey

Services: Mains electric and water. Shared Domestic Sewage Treatment with next door - Last bill was circa £180.00 for 18 months approximately.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor

Approx. 116.5 sq. metres



Total area: approx. 116.5 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.