



6, Orchard Way

| Market Rasen | LN8 3HE

£170,000



Perkins George Mawer & Co.

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

6

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A Detached Bungalow which is ready to be 'Re-Loved' located in a Cul-De-Sac position close to Market Rasen Town Centre which a great selection of shops and services all within easy reach. There is a Tesco Supermarket, Co-Op Food Store and a choice of good independent shops. Doctors and Dentists are also available in town and the Railway Station for anyone looking to travel further afield.

This will make a cosy and convenient home, once it has been modernised and updated. The accommodation comprises in brief: Entrance Porch, Reception Hall, Living Room, Kitchen, Two Bedrooms and Bathroom. It is heated by gas central heating and kept warm with the help of uPVC double glazing. Outside there is a 'Wrap Around' Garden, Driveway and Single Detached Garage. It is offered For Sale with No Chain.

- Detached Bungalow
- Requiring Program of Works
- Gas Radiator heating
- Two Bedrooms & Bathroom
- Ready to be 'Re-Loved'
- uPVC Double Glazing
- Living Room & Kitchen
- No Chain

Entrance Porch

Approached via half uPVC entrance door with double glazed insert having stained and leaded feature. Quarry tiled floor. Single glazed inner door and side screen to:-

Reception Hall

Radiator. Access to loft space. Coat cupboard. Airing cupboard housing foam lagged hot water cylinder.





Living Room

11'1 x 15'11 (3.38m x 4.85m)

Wall mounted gas fire (Testing Recommended). Bow window to the front, additional window to the side. Double radiator.

Kitchen

10'4 x 9'11 (3.15m x 3.02m)

Fitted wall and base units. Roll top work-surfaces with single drainer, stainless steel sink unit. Gas cooker (Testing Recommended). Gas boiler. radiator. Tiled splashbacks. Window to side. uPVC door to Rear Garden.

Bedroom One

10'2 x 10'3 plus wardrobes (3.10m x 3.12m plus wardrobes)

Floor to ceiling, double wardrobe. Radiator. Window to rear.

Bedroom Two

10'10 x 9'11 (3.30m x 3.02m)

Window to front.

Bathroom

Panelled bath. Pedestal wash basin. Low Level W.C. Tiled splashbacks. Radiator. Window to rear.

Wrap Around Gardens

The gardens extend to Front, both Sides and Rear of the bungalow and have lawns with flower borders.

Detached Single Garage

17'4 x 8'6 (5.28m x 2.59m)

Approached via Driveway which also provides additional parking. Garage entered via double opening timber doors. Light and electric. Window to side.

Additional Information

Tenure: Freehold

Services: All mains services are connected

EPC Rating: C

Council Tax Band: B - West Lindsey

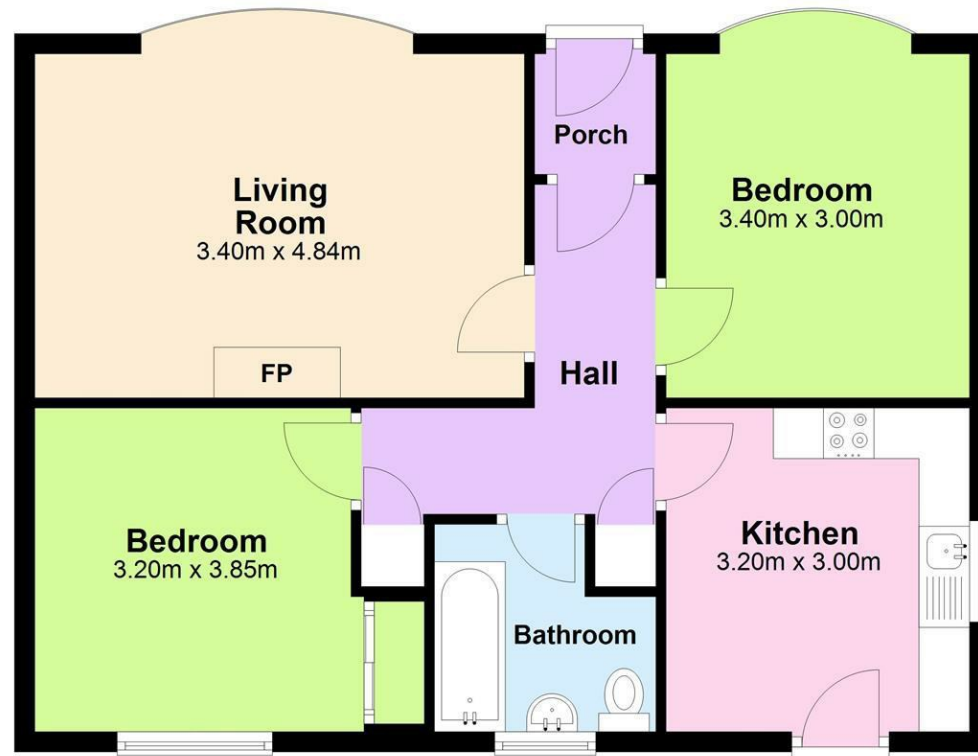


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(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. 62.5 sq. metres



Total area: approx. 62.5 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:
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.