



21, Gordon Field

| Market Rasen | LN8 3AD

Asking Price £160,000



Perkins George Mawer & Co.

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



# 21

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Asking Price £160,000

A Refurbished, Immaculate and Tastefully Presented Two Bedroom Terraced Home with a the Advantage of a Double Garage plus Parking Space to the Rear. Set just a short walk from Market Rasen Town Centre which has all of your 'everyday needs' within reach including Doctors, Vets, Primary and Secondary Schooling plus a selection of Independent Shops, Tesco Supermarket and a Co-Op Food Store. There is a also the Railway Station for anyone needing to travel further afield.

This home is Beautifully Presented and has the bonus of a Double Garage, something that is very unique and hard to find at this price point, there is also a Parking Space adjacent. It has had replacement and super energy efficient uPVC Triple Glazing together with Gas Radiator Heating. The Redecorated Accommodation comprises: Reception Hall, Lounge/Diner, Fitted Kitchen, Two Bedrooms and Refurbished Shower Room. Outside there is a Front Garden and Gorgeous, Low Maintenance Back Garden with Covered Decked Area, Decked Sun Terrace and Garden beyond having an Outbuilding and Shed. The owner of this home is suited with their onward purchase.

- Refurbished Two Bedroom Home
- Tastefully & Well Presented
- Double Garage
- Newly Installed Triple Glazing
- Good Sized Lounge/Diner
- Fitted Kitchen
- Restyled Shower Room
- Low Maintenance Gardens

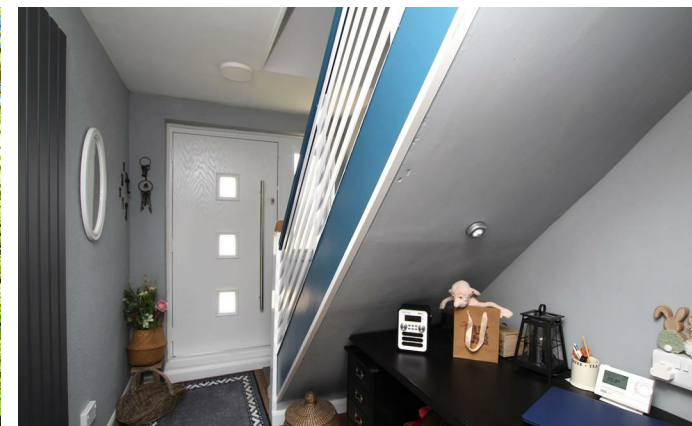
## Reception Hall

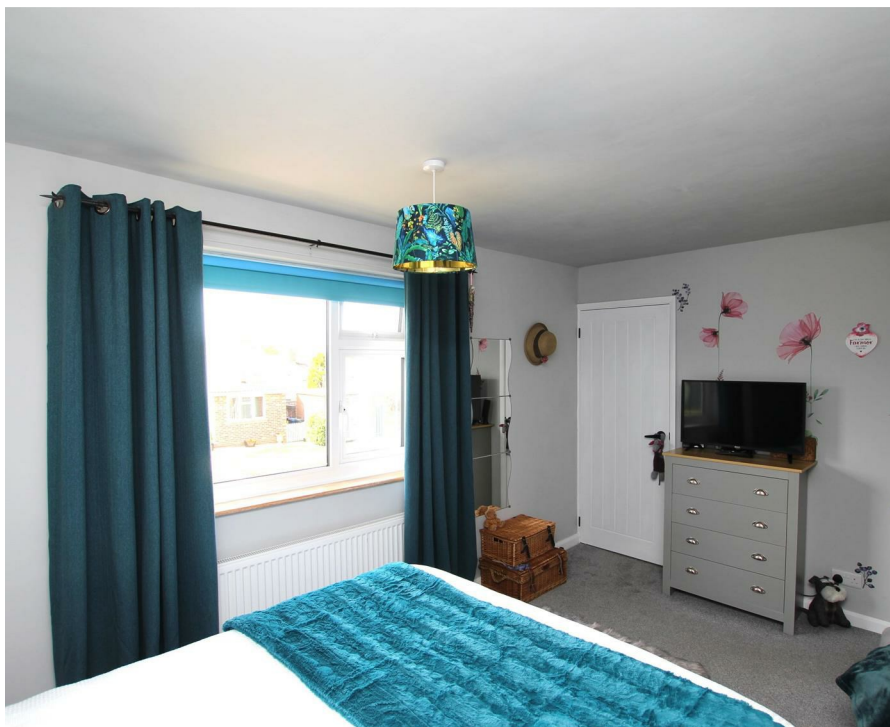
Approached through composite front door with three double glazed inserts, side screen adjacent. Stairs to First Floor with Recess/Study area under. Graphote coloured vertical radiator. Part panelled walls. Multi pane glazed door to Kitchen.

## Fitted Kitchen

8'5 x 8'6 (2.57m x 2.59m)

Range of fitted wall and base units. Terrazzo style, roll top work-surfaces with inset single drainer, stainless steel sink top. Display shelving. Window and half uPVC panelled door to rear garden with obscure double glazed inserts. Multi pane glazed door to Lounge/Diner.





#### Lounge/Diner

19'5 x 11'1 narrowing to 8'5 (5.92m x 3.38m narrowing to 2.57m)  
Window to front. Two graphite coloured vertical radiators. Double glazed sliding patio doors to Rear Garden. Wall mounted, modern electric log effect fire. Part panelled walls.

#### Landing

Access to loft. Part panelled walls.

#### Bedroom One

9'0 x 14'2 (2.74m x 4.32m)  
Painted wood panelling to one wall, also acting as feature headboard. Window to front. Radiator. Built-in Wardrobe.

#### Bedroom Two

10'3 x 10'11 (3.12m x 3.33m)  
Window to rear. Radiator. Built-in wardrobe.

#### Shower Room

Full width shower. W.C. and Wash Basin in vanity unit finished in white high-gloss and having fitted cupboards. Tiling to water sensitive areas. Tiled floor. Window to rear. Chrome heated towel rail.

#### Low Maintenance Front Garden

Being mainly pebbled.

#### Low Maintenance Rear Garden

Decked Garden area and Terrace being partly covered. Atsro turf 'lawned' area. Timber garden shed. Cold water tap.

#### Outbuilding

8'1 x 5'0 (2.46m x 1.52m)

#### Double Garage

17'2 x 16'10 (5.23m x 5.13m)

Up and over door.

#### Additional Information

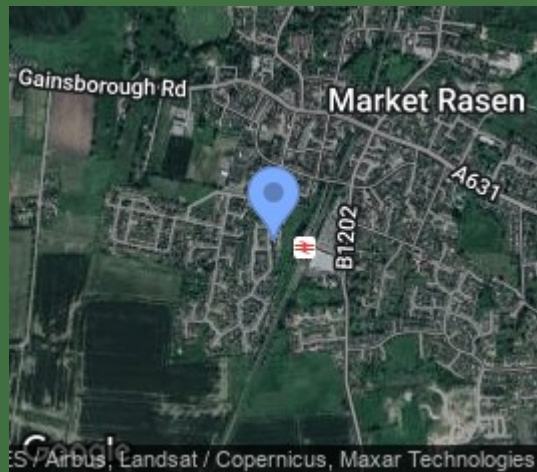
Tenure: Freehold

Services: T.B.C.

Council Tax Band: A - West Lindsey

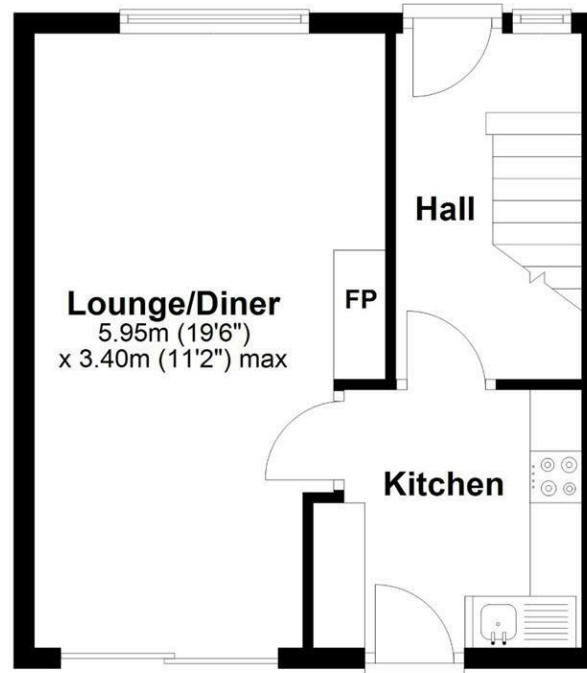
EPC Rating: T.B.C.





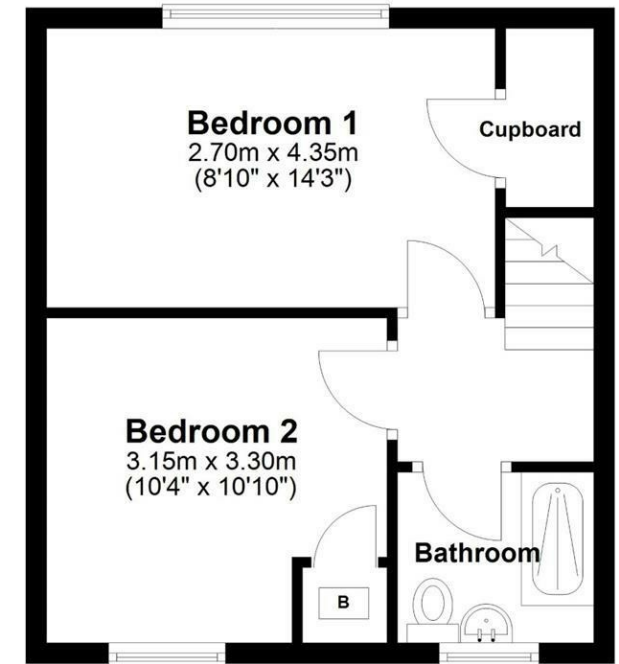
## Ground Floor

Approx. 31.5 sq. metres (339.4 sq. feet)



## First Floor

Approx. 31.5 sq. metres (339.4 sq. feet)



Total area: approx. 63.1 sq. metres (678.9 sq. feet)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

**Perkins George Mawer & Co**

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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.