



2 Rasen Turn,

| Faldingworth, Market Rasen | LN8 3SE

£275,000



Perkins George Mawer & Co.

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

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Faldingworth, Market Rasen | LN8 3SE

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Charming Semi Detached Cottage with Detached Annexe having Views over open Countryside. Set on the fringe of Faldingworth which is served by a Primary School, Fruit and Vegetable Market Stall and Bus Route to the popular William Farr Secondary School in Dunholme. If you need Shopping or Leisure Services you can find them in Market Rasen, just over five miles away or Lincoln under twelve miles.

A Rare Opportunity to buy a Semi Detached Cottage with Self Contained Annexe, perfect for anyone wanting a relative to live next door but remaining independent or even a possible airbnb opportunity. The Cottage has character features such as Feature Fireplace with Log Burner and Beamed Ceiling blended with Modern Life Comforts such as Solar Panels, Replaced Oil Boiler and uPVC Double Glazing. The Annexe has been recently fitted out with Modern Kitchen and Shower Room. Cottage Accommodation comprises: Conservatory, Kitchen/Diner, Cloakroom/Utility, Living Room opening to Verandah, Study/Occasional Bedroom, Two First Floor Bedrooms and Bathroom. The Annexe comprises Studio Room (Living/Dining/Kitchen/Sleeping), Shower Room and Separate Bedroom/Study with En-Suite Cloakroom. There are Cottage Gardens and Open Countryside surrounding and Off Road Parking for Two to Three cars.

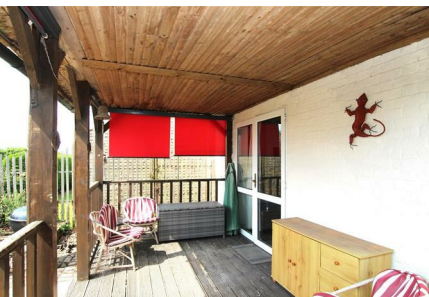
- Semi Detached Cottage
- Popular Village Location
- Cozy Living Room
- Two Main Bedrooms
- Self Contained Annexe
- Surrounded by Countryside
- Cottage Style Kitchen/Diner
- Parking for Two-Three Cars

Conservatory

9'11 x 12'11 (3.02m x 3.94m)

Approached via double glazed, double doors. Windows to side and rear. Double radiator. Doorway to:-





'L' Shaped Kitchen/Diner

8'11 x 12'6 plus 7'11 x 9'3 (2.72m x 3.81m plus 2.41m x 2.82m)
Cream painted cottage style wall and base units. Run of work-surfaces with inset one and a half bowl single drainer, stainless steel sink top. Space for Range Cooker. Aluminium double glazed window to side. Spice rack shelving. Plate rack. Tiled floor. Double radiator. Under-stairs storage recess. Door to:-

Cloakroom/Utility

Low level w.c. Wash hand basin. Window to side. White heated towel rail.

Living Room

13'7 min x 11'0 (4.14m min x 3.35m)
Log burner with beam over. Coving. Dado rail. Double radiator. Double glazed, double doors to Verandah. Door to:-

Inner Lobby

Stairs to First Floor. Double radiator. Folding white panelled door to:-

Study/Occasional Bedroom Three

6'11 x 11'3 (2.11m x 3.43m)
Terrazzo tiled floor. Double radiator. Windows to side and rear. Coving.

Landing

White panelled doors off.

Bedroom One

13'10 x 7'11 plus recess (4.22m x 2.41m plus recess)
Two double built-in wardrobes and additional single wardrobe. Window to side. Double Radiator. Coving.

Bedroom Two

12'7 x 7'8 average (3.84m x 2.34m average)
Fitted cupboard. Windows to side and rear. Double radiator.

Bathroom

White suite of panelled bath with central mixer/shower tap attachment. Step-in shower cubicle. Low level w.c. Pedestal wash basin. Tiling to water sensitive areas. Coving. Window to rear. Heated towel rail.



Side Garden

Covered and decked verandah accessed from the Living Room as well as the garden. Rockery. Patio.

Cottage Style Front Garden

Water feature. Boiler house housing oil fired boiler. Brick Store/Coal House. Lean-To Greenhouse. Bin Store. Vegetable plot.

Driveway

Parking for two to three cars and giving access to the cottage and to the annexe.

Annexe Studio Room

18'1 x 17'11 (5.51m x 5.46m)

uPVC door to Annexe Garden. Kitchen Area with a range of modern white high-gloss base units. Ash effect work-surfaces with inset single drainer, stainless steel sink top. Electric oven and hob. Wall mounted electric convector heater. Windows to side and two windows to the rear with countryside views. Doors to Shower Room and Annexe Bedroom/Study.

Annexe Shower Room

Modern suite of large step-in shower enclosure. Low level w.c. Trough style sink in vanity unit with two drawers under. Chrome towel rail. Window to side. Mermaid style boarding and tiling to water sensitive areas.

Annexe Bedroom or Study

8'7 x 13'3 (2.62m x 4.04m)

Accessed from the Studio Room but also with its own entrance door to the front. Two windows to the front. Wall mounted electric heater. Door to:-

Annexe En-Suite Cloakroom

Low level w.c. Trough style sink in vanity unit with cupboard under. Chrome towel rail.

Additional Information

Tenure: Freehold

Services: Mains Electric, Water & Drains. Oil Fired Heating.

Broadband through Quantum

EPC Rating: D

Council Tax Band: B

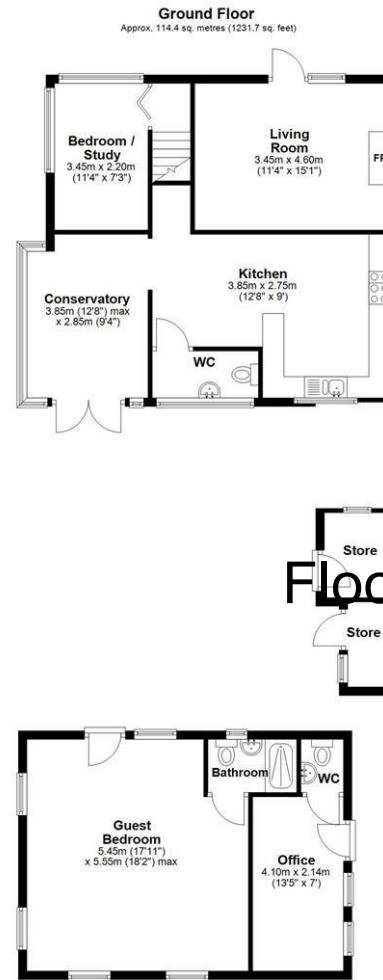
Note: There are Solar panels fitted to the Cottage and Annexe.





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		
England & Wales	EU Directive 2002/91/EC	



Floor Plan to Follow

Total area: approx. 152.2 sq. metres (1638.0 sq. feet)
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.