



29, Thirsk Close

| Market Rasen | LN8 3EB

£230,000



Perkins George Mawer & Co.

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

29

Thirsk Close |

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A Pristine Detached Bungalow with Large 'L' Shaped Rear Garden. Set on a Quiet Private Drive in a Tucked Away Location, just a 'stone's throw' from Market Rasen Town Centre. The town offers good everyday needs including Doctors, Tesco Supermarket, Co-Op Food Store, Library, Vets and Independent Shopping along with Pubs, Cafes and Restaurants and a modern Leisure Centre. There is also a Railway Station for anyone needing to travel further afield.

This spotless bungalow is ready to move into, perfect for anyone wanting an easier move. It is a gardeners paradise with a Large 'wrap around' back garden which is ready for anyone to put their imagination and green fingers to good use. This 'spick and span' home is warmed by gas radiator central heating and retained by uPVC multi pane double glazing. There is a Kitchen/Breakfast Room, Living Room, Two Double Bedrooms and Modern Bathroom. Outside is a Small Front Garden with Parking Space, plus an an Additional Parking bay opposite. Go through the timber gated access to Further Block Paved Hardstanding or Parking Spaces.

- Immaculate Detached Bungalow
- Quiet 'Tucked Away' Location
- Large Rear Garden
- Modern Kitchen/Breakfast
- Spacious Living Room
- Two Double Bedrms
- Modern White Bathroom
- Parking for Several Cars

Kitchen/Breakfast Room

11'8" x 10'8" (3.56 x 3.25)

Approached via half panelled, composite front door with two double glazed inserts. Range of modern taupe coloured gloss finish wall and base units. Cream and gold 'crackle' effect work-surface with inset taupe coloured single drainer sink top. Built-in fridge/freezer. Built-in dishwasher. Built-in electric oven, gas hob and extractor hood over. Matching wall mounted cupboard housing gas boiler. Window to front. Grey wood style floor. Double radiator. Oak door to:-





Inner Hall

Oak doors off. Access to loft. Coat cupboard. Grey wood style flooring.

Living Room

16'4" x 11'4" (4.98 x 3.45)

Grey wood effect flooring. Double radiator. uPVC double glazed/double doors to rear garden. with adjacent side screens.

Bedroom One

11'4" x 9'6" (3.45 x 2.9)

Window to rear. Double radiator.

Bedroom Two

10'9" x 9'0" (3.28 x 2.74)

Window to front. Double radiator.

Bathroom

White modern suite of panelled bath having 'rain shower' and screen over. Low level w.c. Trough style sink in white high-gloss finish vanity unit with double cupboard under. Grey tiling to water sensitive areas. Pale grey tiled floor. Window to side. Chrome heated towel rail.

Small Front Garden

The property is approached over a shared block paved roadway to a designated parking area to the left of the property and further block paved driveway providing parking for an additional car, then through a timber, vehicular gate to:- The front garden has two areas of lawn with pathway to front door.

Large 'L' Shaped Rear Garden

Accessed via the timber, vehicular gate and opening to an additional parking or hardstanding area to the side of the property. Patio. Lawn.

Timber Garden Shed

12'0 x 8'0 (3.66m x 2.44m)

Additional Information

Tenure: Freehold

Services: T.B.C.

EPC Rating: B

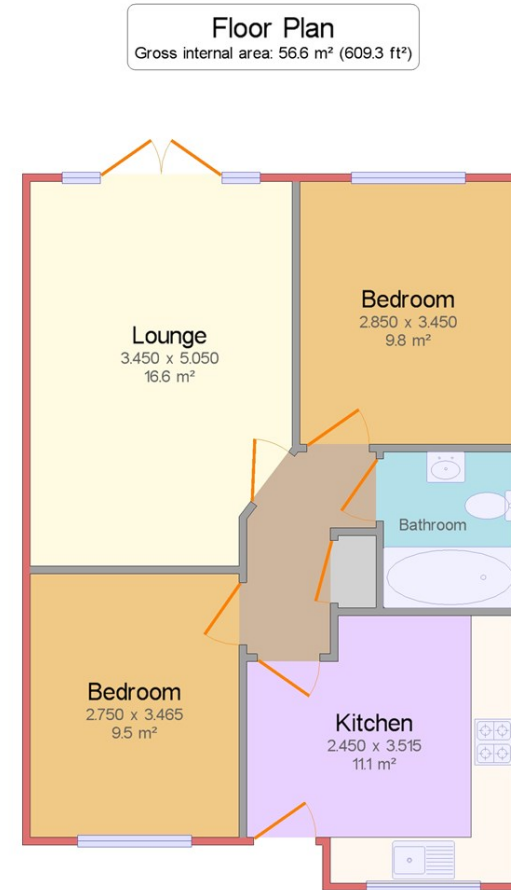
Council Tax Band: B - WEst Lindsey

Maintenance Charges: T.B.C.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	81	
(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	



Drawings are for illustrative purposes only.
Produced using Quick Sketch 3.17.2w

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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.