



1, Velden Way
| Market Rasen | LN8 3HD
£260,000



Perkins George Mawer & Co.
Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

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Velden Way |

Market Rasen | LN8 3HD

£260,000

Spacious Family Detached Home on Good Sized Plot with Gardens to Three Sides. Set in a Quiet Cul-de-Sac yet close to the heart of Market Rasen. The town is well served by a selection of Independent Shops, Primary and Secondary Schooling, Leisure Centre, Doctors and Dentists along with a Tesco Supermarket and Co-Op Food Store. There is also a Railway Station for anyone needing to travel further afield.

This home is a lovely size and is ready to move into, it has been well looked after by the current owner for many years. It is warmed by Gas Radiator Central Heating and retained by uPVC Double Glazing. The accommodation is a really good size with Reception Hall, Cloakroom, Separate Living Room, Large Dining Room opening to Spacious Sun Room with Heating, making it a more year round usable room. Re-Fitted Modern White Kitchen. Three First Floor Bedrooms, Main Bedroom having an En-Suite Shower Room plus a Family Bathroom. There are Good Sized but manageable Gardens to Front, Side and Rear with a handy Workshop, Driveway with Parking and a Single Garage. This home is offered For Sale with No Chain.

- Spacious Detached Family Home
- Large Dining Room
- Separate Living Room
- Three Bedrooms
- Gardens to Three Sides
- Sun Room with Heating
- Re-Fitted Kitchen
- Bathroom plus En-Suite

Entrance Hall

Approached via double glazed entrance door and matching side screen. Radiator. Stairs to First Floor with recess under.





Cloakroom

White suite of w.c. with concealed cistern. Wash hand basin in vanity unit with double cupboard. Radiator.

Living Room

13'4 x 11'9 (4.06m x 3.58m)

Window to front. Double radiator. Coving.

Spacious Dining Room

9'6 x 18'2 (2.90m x 5.54m)

Coving. Two radiators. Window to rear. Open to:-

Sun Room

8'0 x 15'1 (2.44m x 4.60m)

Three radiators. Windows to sides and rear. Double glazed, double doors to garden.

Re-Fitted Kitchen

11'8 x 8'6 (3.56m x 2.59m)

White high-gloss wall and base units with chrome handles. Display shelving. matching larder unit. Space for 'American' style fridge/freezer. Granite effect work-surfaces with inset single drainer sink top. Water Softener. Tiled splashbacks. Built-in Neff electric oven, Built-in Neff Microwave. Electric hob. Window to rear. Half double glazed door to rear garden.

First Floor Landing

Window to rear. Walk-in laundry cupboard with hanging rail and gas Worcester boiler. Double opening airing cupboard housing hot water cylinder.

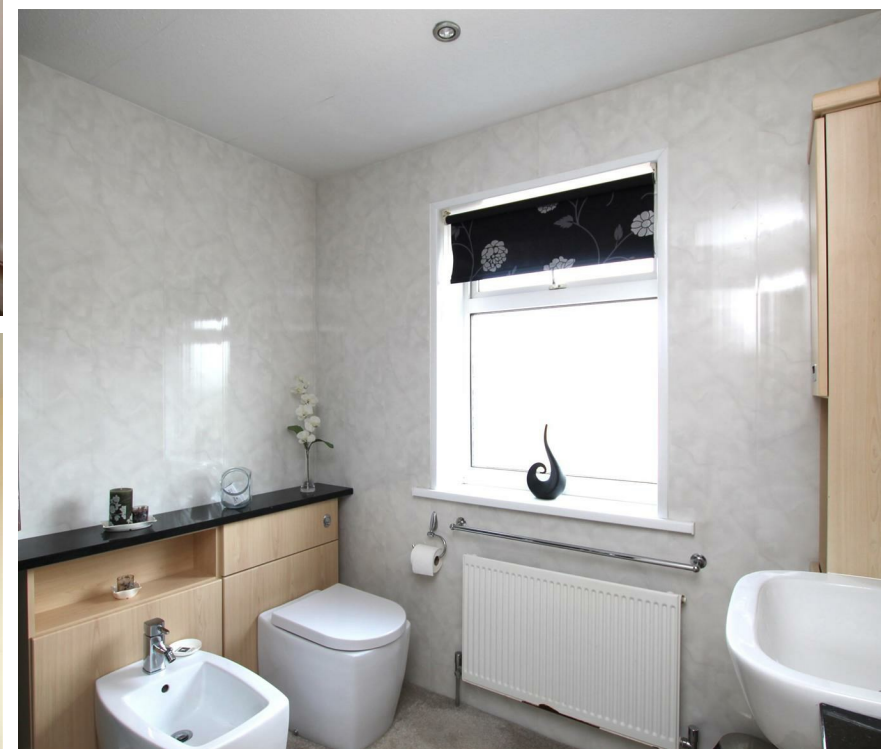
Bedroom One

10'0 x 12'1 (3.05m x 3.68m)

Built-in bedroom furniture including wardrobes, dressing table, display shelving and drawers. Access to loft. Window to front. Radiator. Door to:-

En-Suite Shower Room

White suite of step-in shower. Bidet. W.C. with concealed cistern. Wash hand basin in illuminated vanity unit with cupboards, drawers and shelving. Mermaid style boarding. Chrome towel rail.



Bedroom Two

12'3 x 8'6 (3.73m x 2.59m)

One double and one single wardrobe. Radiator. Window to front.

Bedroom Three

8'9 x 9'11 plus furniture (2.67m x 3.02m plus furniture)

Three double wardrobes. Radiator. Window to the rear.

Bathroom

Panelled bath with shower and screen over. Wash hand basin in vanity with storage cupboards. W.C with concealed cistern. Tiling to water sensitive areas. Radiator. Window to rear.

Low Maintenance Front Garden

Block paved driveway providing parking and access to the Garage.

Single Garage

16'4 x 9'2 (4.98m x 2.79m)

Roller door. Light and electric.

Side Garden

Gated access. Patio area. Greenhouse.

Rear Garden

Patio area. Lawn. Flower borders.

Workshop

11'5 x 7'5 (3.48m x 2.26m)

Additional Information

Tenure: Freehold

Council Tax Band: C - West Lindsey

EPC Rating: C

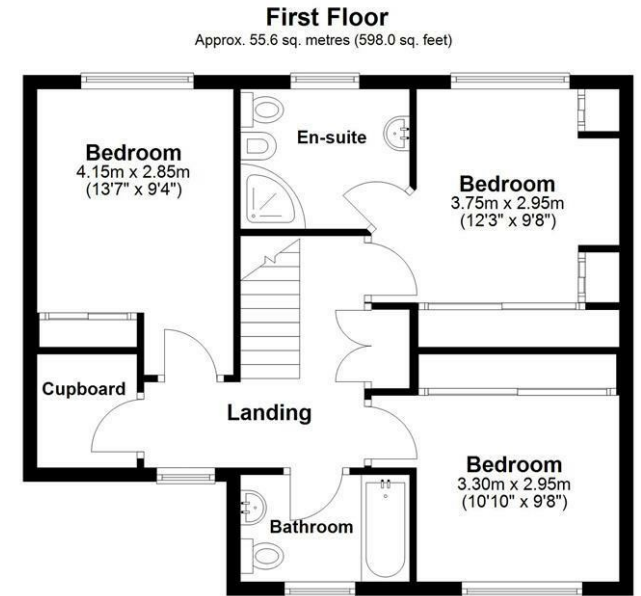
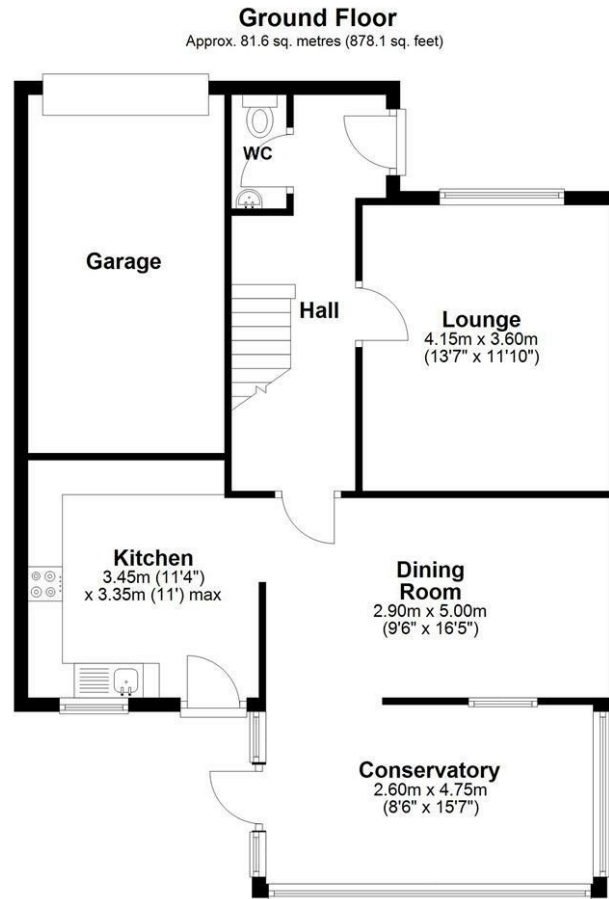
Services: All mains services are connected





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(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	



Total area: approx. 137.1 sq. metres (1476.1 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.