



# Ellesmere, Walesby Road

| Market Rasen | LN8 3EY

£340,000



Perkins George Mawer & Co.

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



# Ellesmere

Walesby Road |

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Spacious Detached Bungalow close to Market Rasen Town Centre. The town is well served for 'every day' amenities including a Tesco Supermarket, Co-Op Food Store, a selection of Independent Shops, Bars, Pubs, Doctors, Schooling, Cafes, a Leisure Centre and Train Station for anyone needing to travel further afield.

The bungalow has Gas Central Heating which is retained with the help of uPVC Double Glazing. The well proportioned accommodation comprises: Entrance Porch, Reception Hall, Living Area with step up to Dining Area, Second Reception/Bedroom Four which has its own entrance, Kitchen, Three Bedrooms and Bathroom. Outside there are Wrap Around Gardens, an 'In and Out' Driveway and a Larger Than Average Single Garage. It is offered For Sale with No Chain.

- Spacious Detached Bungalow
- Open Plan Lounge/Diner
- Fitted Kitchen with Pantry
- Wrap Around Gardens
- Close to Town Centre
- Second Reception/Fourth Bedroom
- Three Bedrooms & Bathroom
- In & Out Driveway plus Garage

## Entrance Porch

Approached via uPVC double glazed entrance door with matching side screens. Tiled floor. Obscure single glazed inner door and matching side screens to:-







### Reception Hall

12'0 max x 11'11 max (3.66m max x 3.63m max)

Coving. Radiator. Double opening coat cupboard with matching storage cupboard over.

### Open Plan Lounge/Dining Room - Living Area

14'9 x 16'10 (4.50m x 5.13m)

Gas coal effect fire. Windows to front and side. Coving. Radiator. Single step up to:-

### Dining Area

13'11 x 8'11 (4.24m x 2.72m)

Coving. Radiator. Double opening serving hatch to kitchen. uPVC double glazed patio door to rear garden. Door to:-

### Second Reception/Bedroom Four

14'4 x 14'10 (4.37m x 4.52m)

Own entrance with uPVC panelled entrance door. Two radiators. Picture window to side. uPVC double glazed door to rear garden with matching side screen.

### Kitchen

14'0 x 10'8 min plus recess (4.27m x 3.25m min plus recess)

Recess with two double and one single fitted storage cupboards. Range of oak effect wall and base units. Roll top work-surface with inset one and a half bowl single drainer sink top. Tiled splashbacks with border tile. Double opening serving hatch to Dining Area. Radiator. uPVC double glazed door to rear garden. Window to rear. Sliding door to Walk-In Pantry with fitted shelving, cupboard and window to rear.

### Bedroom One

11'11 x 15'9 (3.63m x 4.80m)

Range of fitted bedroom furniture including three double wardrobes, one gentleman's wardrobe with drawers beneath. Three double and one single matching storage cupboards. Matching bedside cabinets with display shelving and knee-hole dressing table. Radiator. Window to front.









### Bedroom Two

10'11 x 10'11 (3.33m x 3.33m)

Window to side. Radiator.

### Bedroom Three

11'6 x 7'10 (3.51m x 2.39m)

Window to rear. uPVC double glazed door to side.

Radiator. Fitted drawer units.

### Bathroom

Cream coloured suite of panelled bath having shower and glazed screen over. Low Level W.C with concealed cistern and fitted storage adjacent. Wash basin in vanity unit with one double and one single fitted cupboard. Tiling to water sensitive areas. Heated towel rail. Double opening airing cupboard housing hot water tank and matching double cupboard over. Window to rear.

### Front Garden

Block paved 'In and Out' Driveway with parking for several cars. Access to Single Garage. Lawned areas. Mature flower/herbaceous beds and borders.

### Larger Than Average Single Garage

### Rear Garden

Expanse of lawn. Greenhouse. Shed.

### Additional Information

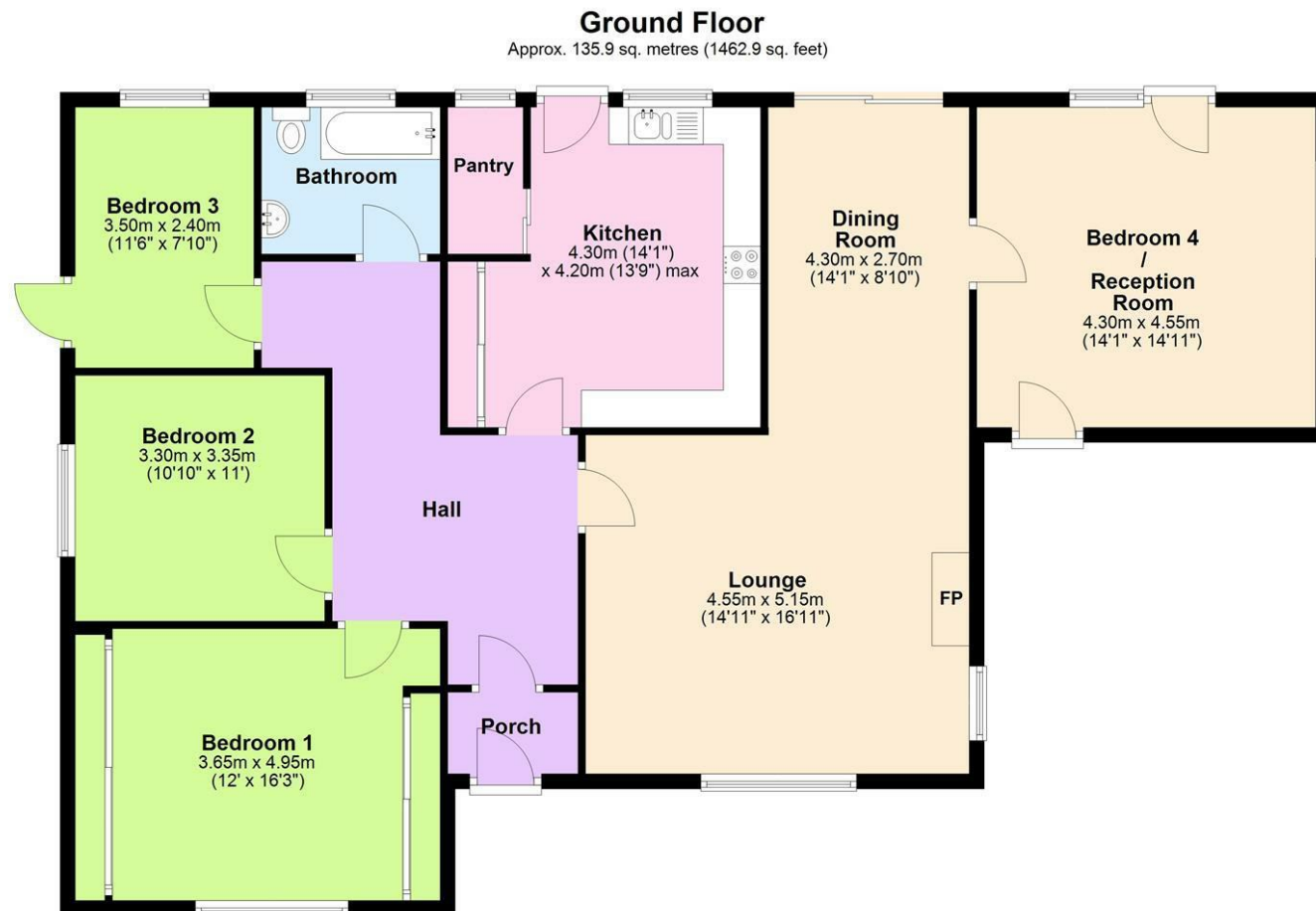
Tenure: Freehold

Services: T.B.C.

Energy Rating: Band D

Council Tax Band: E - West Lindsey





Total area: approx. 135.9 sq. metres (1462.9 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>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	

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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.