

59, Gordon Field

| Market Rasen | LN8 3AF

£125,000

Perkins George Mawer & Co.

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

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£125,000

Good Sized Terraced Home close to the centre of Market Rasen. We have all your every-day amenities in the town including a Tesco Supermarket, Co-Op Food Store, Library, Doctors, Primary and Secondary School and a good selection of Independent Shops, Bars and Cafes. Anyone needing to travel further afield can hop onto the train at the Railway Station.

It is warmed by gas radiator heating and retained with the help of uPVC double glazing. The accommodation comprises: Entrance Porch/Hall, Lounge/ Dining Room, Kitchen, Three Bedrooms and Bathroom. There are Gardens to Front and Rear and a Single Garage. Offered For Sale with No Onward Chain.

- Good Sized Terraced Home
- Lounge/Dining Room
- Three Bedrooms & Bathroom
- Single Garage
- Close to Town Centre
- Fitted Kitchen
- Gardens to Front & Rear
- No Onward Chain

Entrance Porch/Hall

Approached via uPVC half panelled and half double glazed entrance door. with matching side screen. Stairs to First Floor. Double cupboard. Doors to Lounge/Dining Room and Kitchen.

Lounge/Dining Room

21'3 x 10'10 (6.48m x 3.30m)
Wall mounted gas fire. Windows to front and rear. Two radiators. Door to:-

















'L' Shaped Kitchen

17'10 overall length - 9'10 x 9'1 plus 8'0 x 5'11 (5.44m overall length - 3.00m x 2.77m plus 2.44m x)

Fitted wall and base units. Roll top work-surfaces with inset one and a half bowl single drainer sink top. Tiled splashbacks. Pantry cupboard with shelving. Understairs storage cupboard. Radiator. Window and half uPVC double glazed door to rear.

Landing

Airing cupboard housing hot water cylinder. Access to loft space.

Bedroom One

11'2 x 9'2 plus wardrobes (3.40m x 2.79m plus wardrobes)

Two double and one single wardrobes with matching storage cupboards over. Additional double storage cupboard with drawers under. Radiator. Window to front. Additional cupboard over the stairs.

Bedroom Two

9'11 x 6'8 plus 5'11 x 6'10 (3.02m x 2.03m plus 1.80m x 2.08m)

Fitted double wardrobe, drawers, two storage cupboards. Radiator. Window to rear.

Bedroom Three

11'1 x 6'0 (3.38m x 1.83m)

Window to front. Built-in wardrobe.

Bathroom

White suite of 'P' Shaped Bath with mixer/shower tap attachment and glazed screen. Wash hand basin in vanity with double cupboard under, Low level w.c. Mermaid boarding to water sensitive areas. Two windows to the rear. Radiator.

Front Garden

Mainly laid to lawn.

Rear Garden

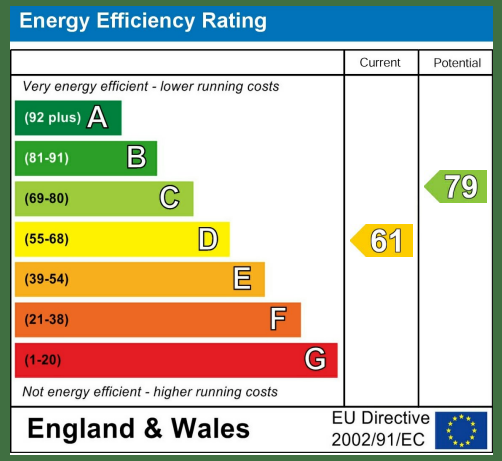
Concrete patio. Lawn. Rear pedestrian gated access.

Brick Store 8'10 x 4'8 with light and electric.

Additional Information

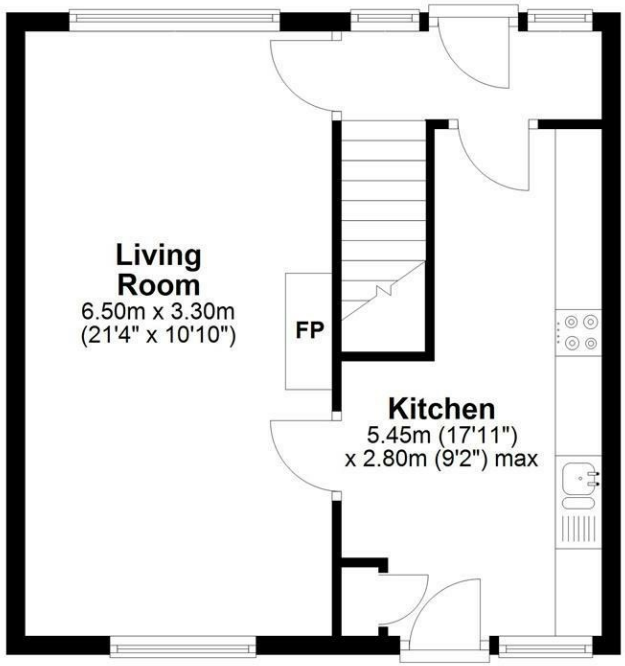
Tenure: Freehold
Services: All mains services are connected
Council Tax Band: B - West Lindsey
E.P.C. Rating: D





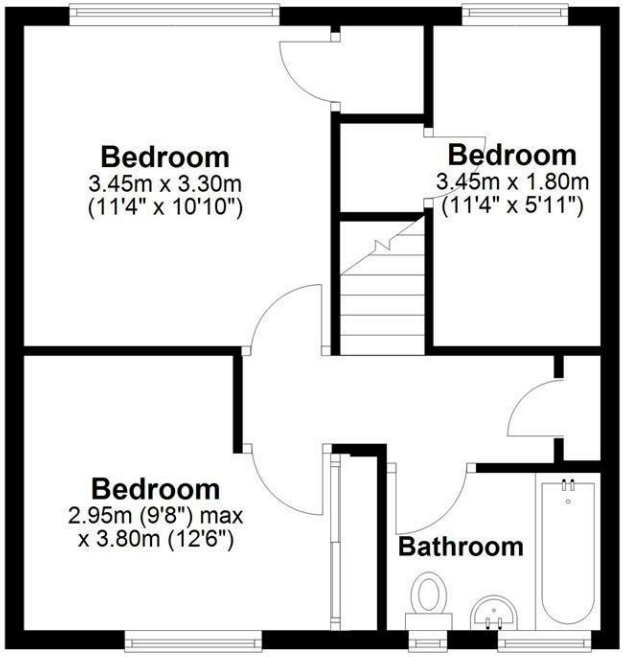
Ground Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



Total area: approx. 80.6 sq. metres (867.6 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.