



9, Birchwoods Close

| Market Rasen | LN8 3NT

£290,000



Perkins George Mawer & Co.

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

9

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Versatile Detached Home having had a recent Garage Conversion which offers scope for a Study or Ground Floor Fourth Bedroom close to Market Rasen Town Centre. The town has a good selection of Independent Shops, Cafes, Bars, Pubs and Restaurants plus good First and Secondary Schooling. There is a Train Station for anyone needing to travel further afield and a leisure centre.

The house is warmed by gas radiator central heating and warmth is retained with the help of uPVC double glazing. The accommodation comprises Reception Hall, Cloakroom, Study or Ground Floor Fourth Bedroom, Living Area with squared archway to Dining Area, Conservatory, Re-Furbished Kitchen, Utility Room. On the First Floor there is a Landing, Three Bedrooms, En-Suite Shower Room and Bathroom. Outside there are gardens to Front and Rear and an open outlook at the front over a grassy bank and hedgerow.

- Detached Modern Home
- Ground Floor 4th Bedroom or Study
- Open Plan to Dining Area
- Three First Floor Bedrooms
- Gardens and Parking
- Recent Garage Conversion
- Good Sized Living Area & Conservatory
- Refurbished Kitchen & Utility
- Bathroom & En-Suite Shower Room
- Open Outlook to Front

Reception Hall

Approached via half panelled entrance door with two double glazed inserts and double glazed side screens. Wood floor with border. Stairs to First Floor with white banister and spindles. Double radiator. White panel effect doors off.





Cloakroom

White suite of Low Level W.C. Pedestal wash basin. Tiled splashbacks. Wood floor. Radiator. Extractor fan.

Living Area

10'11" x 16'0"- plus bay 6'9" x 3'4" (3.33m x 4.90m- plus bay 2.08m x 1.04m)

Bay window and additional window to front. Coving. Two radiators. Wood floor with border feature. Squared archway to:-

Dining Area

8'10 x 10'3 (2.69m x 3.12m)

Wood floor with border feature. Double radiator. Double glazed sliding patio doors to garden. White panel effect door to Kitchen.

Study/Fourth Bedroom

16'2 x 8'4 (4.93m x 2.54m)

Window to front. Access to loft. Radiator.

Refurbished Kitchen

8'10 x 9'11 (2.69m x 3.02m)

Range of wood grain finish 'Grey Sandstone' coloured wall and base units with brushed steel handles including some 'tea-cup' handles. Wood grain effect work-surfaces with inset single drainer stainless steel sink top. Built-in electric oven, induction hob and concealed extractor hood. Cream coloured 'Metro' style tiling. Window to rear. Radiator. Tiled floor. White panel effect door to:-

Utility Room

8'9 x 5'2 (2.67m x 1.57m)

Roll top work-surface. Space for Tall Fridge and Freezer. Gas boiler. Radiator. Door to:-

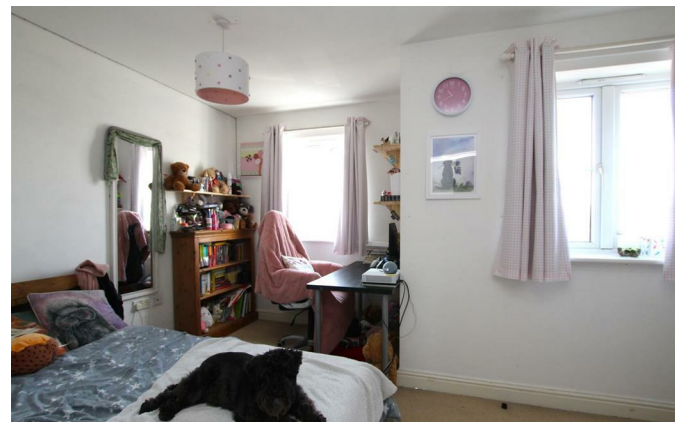
Conservatory

9'4 x 6'4 (2.84m x 1.93m)

uPVC double glazed windows to side and rear. Double glazed, double doors to garden.

Landing

Radiator. White banister and spindles. White panel effect doors off. Access to loft space.



Bedroom One

9'11 x 12'0 plus recess with wardrobe (3.02m x 3.66m plus recess with wardrobe)

Double wardrobe. radiator. Window to rear. White panel effect door to:-

En-Suite Shower Room

White suite of step in corner shower. W.C. with concealed cistern. Corner 'trough' style sink in vanity with white high-gloss double cupboard under. Mermaid style boarding in shower enclosure. Tiling to the remaining water sensitive areas. Window to rear. Heated towel rail.

'L' Shaped Bedroom Two

7'0 x 12'7 plus 6'10 x 3'4 plus wardrobe (2.13m x 3.84m plus 2.08m x 1.02m plus wardrobe)

Two windows to the front. Double radiator. Built-in wardrobe.

Bedroom Three

7'11 x 9'10 plus wardrobe (2.41m x 3.00m plus wardrobe)

Double wardrobe. Window to front. Radiator.

Re-Fitted Bathroom

White suite of 'P' shaped bath with curved glass screen over and shower. W.C. with concealed cistern. Wash hand basin in vanity unit with white high-gloss double cupboard under. Tiled to half height. Window to rear. Chrome towel rail.

Front Garden

Pebbled border. Parking for two to three cars.

Rear Garden

Lawn. Gravelled patio. Paved patio. Timber garden shed. Mature shrubs and trees.

Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: C - West Lindsey

Services: All mains services are connected

Service Charge: There is a yearly service charge to cover communal area cost which is circa £100.00





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(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	

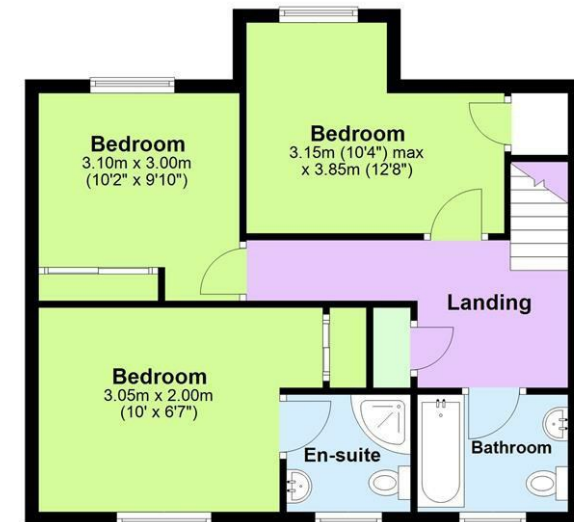
Ground Floor

Approx. 74.4 sq. metres (800.6 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.2 sq. feet)



Total area: approx. 126.0 sq. metres (1355.8 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
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Agents Note:
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