18, Lady Frances Drive

| Market Rasen | LN8 3JJ

£380,000

Perkins George Mawer & Co.

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

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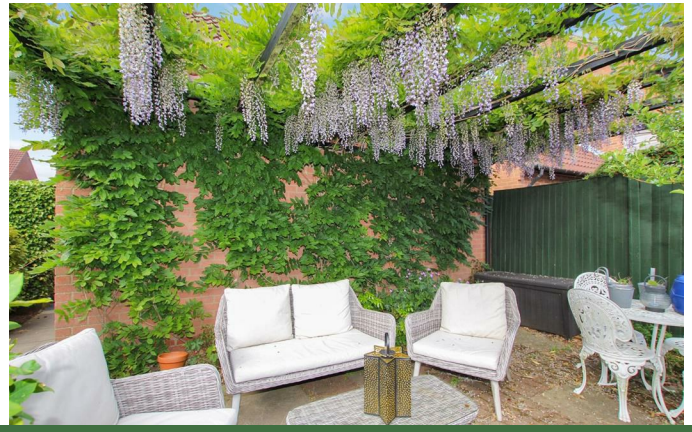
A Superb, Extended Family Home set in this Quiet Cul-De-Sac which has a Landscaped Area with Pond, it is nestled near the Town Centre. Market Rasen has a good range of local Independent Shops, a Tesco Supermarket and Co-Op Food Store. There are Doctors, Dentists, Primary Schooling and the De Aston Secondary School. Anyone wanting countryside walks can nip out to Willingham Woods or the Lincolnshire Wolds beyond or if you have to travel further afield you can use the local Railway Station.

This home has a quality feel and has been cherished and extended by the current owners, who have been living here since it was built in 1981. The extension makes the ground floor space open up greatly, it has a nice flow too. It is warmed by Gas Radiator Heating and retained by uPVC Double Glazing. The spacious accommodation comprises in brief: Entrance Porch, Reception Hall, Cloakroom, Large Living Room, Study Area opening to Dining Area and Family Area beyond. Kitchen/Breakfast Room plus Utility Room and Ground Floor Shower Room complete the downstairs. Upstairs is an airy Landing, Four Good Sized Bedrooms, an En-Suite Shower Room and Bathroom. The property sits on a lovely corner position with Gardens to Three Sides. With a Double Garage, approached by a Bonded Resin Driveway which also offers Parking for two to three cars. In the Rear Garden there is a pretty Seating Area with a Pergola and climbing Wisteria. For anyone with 'green fingers', there's even a small Vegetable Garden.

- Cherished Family Home
- Sought After Location
- Extended Ground Floor
- Kitchen/Breakfast Plus Utility
- Double Garage plus Driveway
- Owned From New in 1981
- Quiet, Yet Close to Town
- Four Reception Areas
- Four Bedrooms, Three Bathrooms
- Gardens to Three Sides

Entrance Porch

Approached via half panelled composite entrance door with two obscure double glazed inserts. Sealed unit double glazed windows to sides and rear. Tiled floor. uPVC double glazed inner door to:-



Reception Hall
Wood floor. Radiator. Stairs to First Floor with recess under.

Re-Fitted Cloakroom
White suite of 'trough style' sink in vanity unit with double and single cupboards under. Double opening wall mounted, mirrored storage cupboard and additional cupboard adjacent. W.C. with concealed cistern. Chrome heated towel rail. Window to front.

Living Room
19'9 x 13'1 (6.02m x 3.99m)
Coving. Wood floor. Two radiators. Window to front. Double glazed, sliding patio doors to garden. Electric fire with tiled hearth and surround, mantel over.

Study Area
9'6 x 13'0 (2.90m x 3.96m)
Coving. Wood floor. Radiator. Arch to:-

Dining Area
13'0 x 10'6 (3.96m x 3.20m)
Window to rear. Wood floor. Double glazed, sliding patio doors to garden. Two Velux rooflights. Radiator. Archway to:-

Family Area
12'11 into bay x 12'4 (3.94m into bay x 3.76m)
Square bay window to rear. Wood floor. Coving. Double radiator. Opening to:-

Kitchen/Breakfast Area
9'7 x 12'4 (2.92m x 3.76m)
Limed oak panel fronted wall and base units. Wall units with pelmets and concealed lighting under. Roll top work-surfaces with inset one and a half bowl, single drainer sink top. Built-in Neff double electric oven.. Built-in Panasonic Microwave. Electric hob and concealed extractor. Tiled splashbacks. Tiled floor. Two archways to Utility Area.

Utility Area
9'9 x 12'0 (2.97m x 3.66m)
Matching wall and base units. Matching work-surfaces with inset twin sinks. Window to front. Tiled floor. uPVC double glazed door to side.. Gas boiler. Door to:-

Shower Room
White suite of large walk-in shower area. Trough style sink in vanity unit with cupboard under. Windows to front and side. Double radiator. Tiled floor. Coving.

First Floor Landing
Picture window to front. Access to loft space. Airing cupboard housing foam lagged hot water cylinder.

Bedroom One
12'9 x 12'3 + wardrobe depth (3.89m x 3.73m + wardrobe depth)
Run of wardrobes including three double wardrobes. Additional bedroom furniture including two bedside cupboards with display shelving and two double plus one single matching storage cupboards. Radiator. Window to rear. Door to:-

En-Suite Shower Room
Step-in shower cubicle. Wash Hand Basin in vanity unit with double cupboard under. W.C. with concealed cistern.Wall mounted storage plus shelving and mirrored inset. Tiling to full height with dado tile. Window to front. Chrome heated towel rail.

Bedroom Two
9'11 x 13'3 (3.02m x 4.04m)
Window to front. Radiator.

Bedroom Three
9'7 x 13'1 (2.92m x 3.99m)
Radiator. Window to rear.

Bedroom Four
9'8 x 9'4 + wardrobes (2.95m x 2.84m + wardrobes)
Three double wardrobes. Radiator. Window to rear.

Bathroom
White suite of double ended bath having central mixer/shower tap attachment. Wash hand basin in vanity unit with cupboards above, below and including a mirror. Tiling and Mermaid style boarding to water sensitive areas. White heated towel rail. Tiled floor. Window to front.

Front Garden
Lawn. Well stocked flower beds and borders. Mature shrubs and trees.

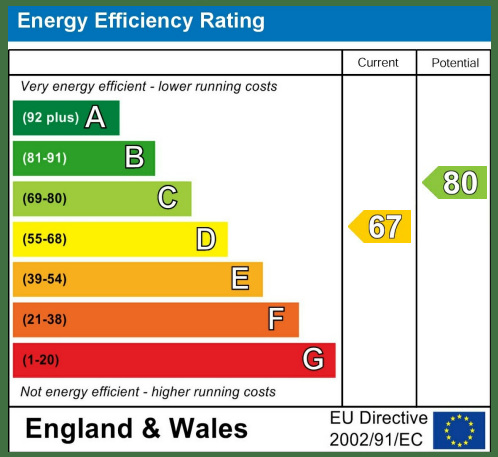
Side Garden
Lawn. Herbaceous borders.

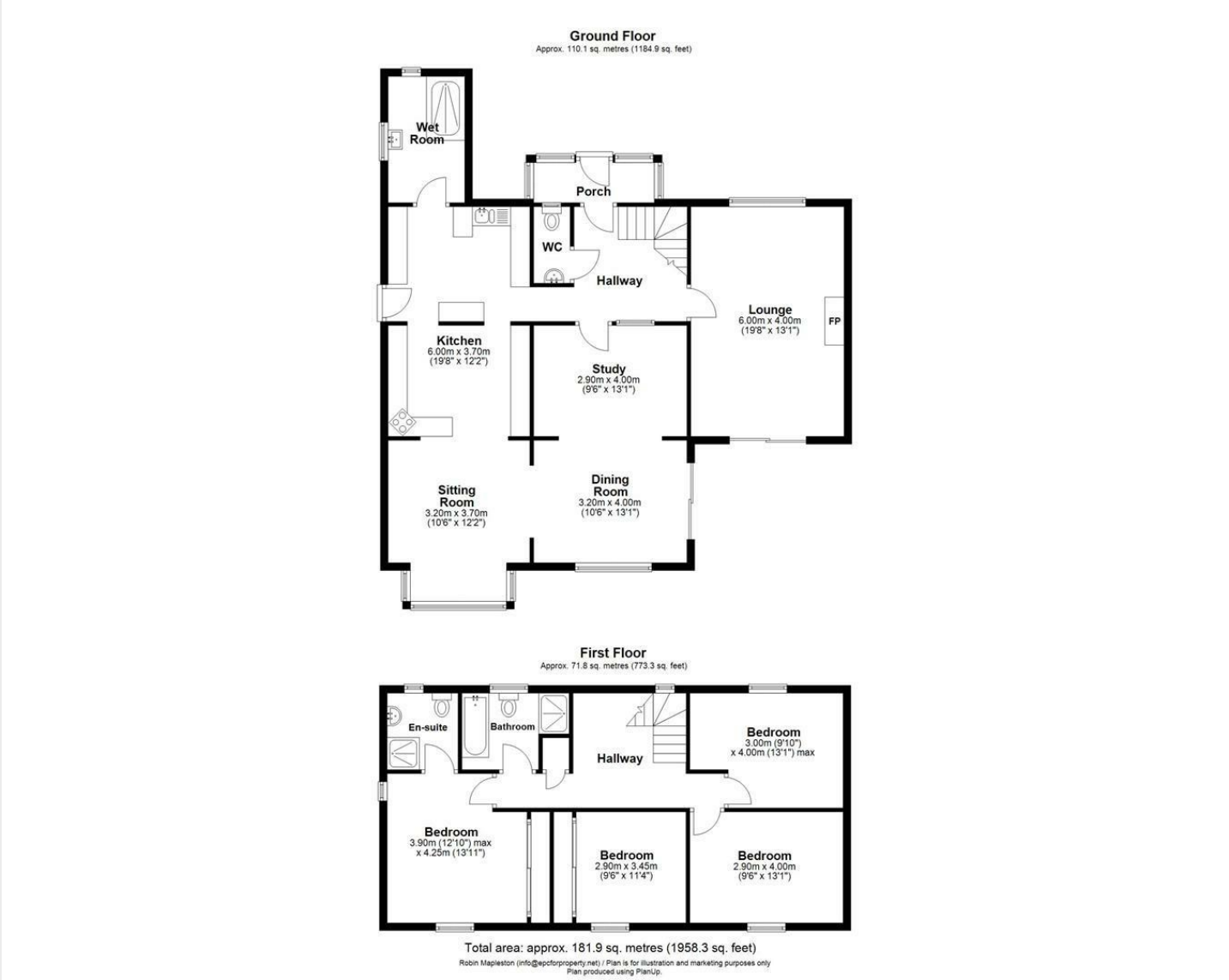
Bonded Resin Drive
Parking for two to three cars and giving access to:-

Double Garage
17'7 x 16'1 (5.36m x 4.90m)
Electric roller door. Window to side. Door to side. Storage in eaves. Light and electric.

Rear Garden
Three gated accesses. Lawn. Patio seating area with pergola over having climbing Wisteria and additional patio area. Mature shrubs and trees. Vegetable plot with raised beds.

Additional Information
Tenure: Freehold
Council Tax Band: E - West Lindsey
EPC Rating: D
Current Broadband: B.T.
Service Charge: Approximately £30.00 per annum which includes upkeep of the pond and communal grass areas etc.
Services: All mains services are connected





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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.