



Laburnum Villa, Legsby Road

| Market Rasen | LN8 3DZ

£325,000



Perkins George Mawer & Co.

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

Laburnum Villa

Legsby Road |

Market Rasen | LN8 3DZ

£325,000

A Rare Opportunity to buy this Cherished Family Home, which is ready to be nurtured back into a Splendid and Unique Home by the next owners. Situated on a popular road on the edge of Market Rasen and having Views over the De Aston School Fields to the front. As well as the secondary school, there is a Primary School within easy reach. There is a Tesco Supermarket and Co-Op Food Store along with a good selection of Independent Shops and Cafes and a Railway Station if you are needing to travel further afield.

The Good Sized Accommodation is warmed by gas radiator heating and retained by uPVC double glazing, having diamond leaded features to the front and side elevations. The accommodation comprises; Entrance Porch, Cloakroom, Rear Hallway, Conservatory, Kitchen/Breakfast Room, Dining Room, Spacious, Extended Living Room. On the First Floor there is a Landing which opens to a Study Area, Three Bedrooms and a Shower Room. There is a good Front Garden, a Driveway with Parking for Four Cars which gives access to the Single Garage with Electric Door. There is a Side Garden which opens to the Sizeable Rear Garden.

- Cherished Family Home
- View Over School Fields to Front
- Kitchen/Breakfast plus Conservatory
- Parking plus Garage
- Ready to Be 'Re-Loved'
- Two Spacious Reception Rooms
- Three Bedrooms & Shower Room
- Gardens to Three Sides

Entrance Porch

5'10 x 7'1 (1.78m x 2.16m)

Approached via uPVC entrance door with four double glazed inserts having leaded features and matching side screens. Door to Kitchen/Breakfast Room, Cloakroom and Rear Hallway.





Cloakroom

Low level w.c. Wash hand basin.

Rear Hallway

Sliding door to Garage. Door to Conservatory. Gas Boiler.

Conservatory

6'10 x 12'5 (2.08m x 3.78m)

uPVC double glazed windows to side and rear. Matching patio doors to rear garden.

Kitchen/Breakfast Room

7'4 x 17'9 (2.24m x 5.41m)

Fitted wall and base units. Roll top work-surfaces with inset single drainer sink top. Window to front. Radiator. Tiled splashbacks.

Dining Room

12'4 x 13'0 (3.76m x 3.96m)

Tiled fireplace with electric fire. Dado rail. Coving. Ceiling rose. Radiator. Window to rear. Understairs cupboard. Door to:-

Inner Lobby

Stairs to First Floor. Radiator. Window to rear. Door to:-

Extended Living Room

20'2 x 11'8 narrowing to 10'9 (6.15m x 3.56m narrowing to 3.28m)

Windows to front and side. uPVC double glazed door and matching side screen to rear garden. Stone fireplace with wooden mantel and display shelving having electric fire. Two double radiators.

Landing

Doors to Bedrooms One and Two and doorway to:-

Study Area

7'5 x 5'9 (2.26m x 1.75m)

Window to front with stained and leaded feature. Doors to Bedroom Three and Shower Room.





Bedroom One

12'4 x 13'0 (3.76m x 3.96m)

Built-in wardrobe/cupboard. Radiator. Coving. Windows to side and rear.

Bedroom Two

12'4 x 11'8 (3.76m x 3.56m)

Windows to side and rear. Display shelving. Radiator. Coving.

Bedroom Three

7'0 min x 11'10 (2.13m min x 3.61m)

Window to front. Radiator. Coving.

Shower Room

7'0 x 10'7 (2.13m x 3.23m)

Corner shower cubicle. Pedestal wash basin. Low level w.c. Tiling to water sensitive areas. Radiator. Window to front. Airing cupboard housing foam lagged hot water cylinder.

Front Garden

Lawn. Parking for four cars and giving access to:-

Single Garage

18'9 x 10'6 (5.72m x 3.20m)

Electric up and over door. Light and electric.

Side Garden

Gated access. Circular patio feature. Opening to:-

Sizeable Rear Garden

Patio. Lawn. Timber garden shed. Greenhouse.

Additional Information

Tenure: Freehold

Services: T.B.C.

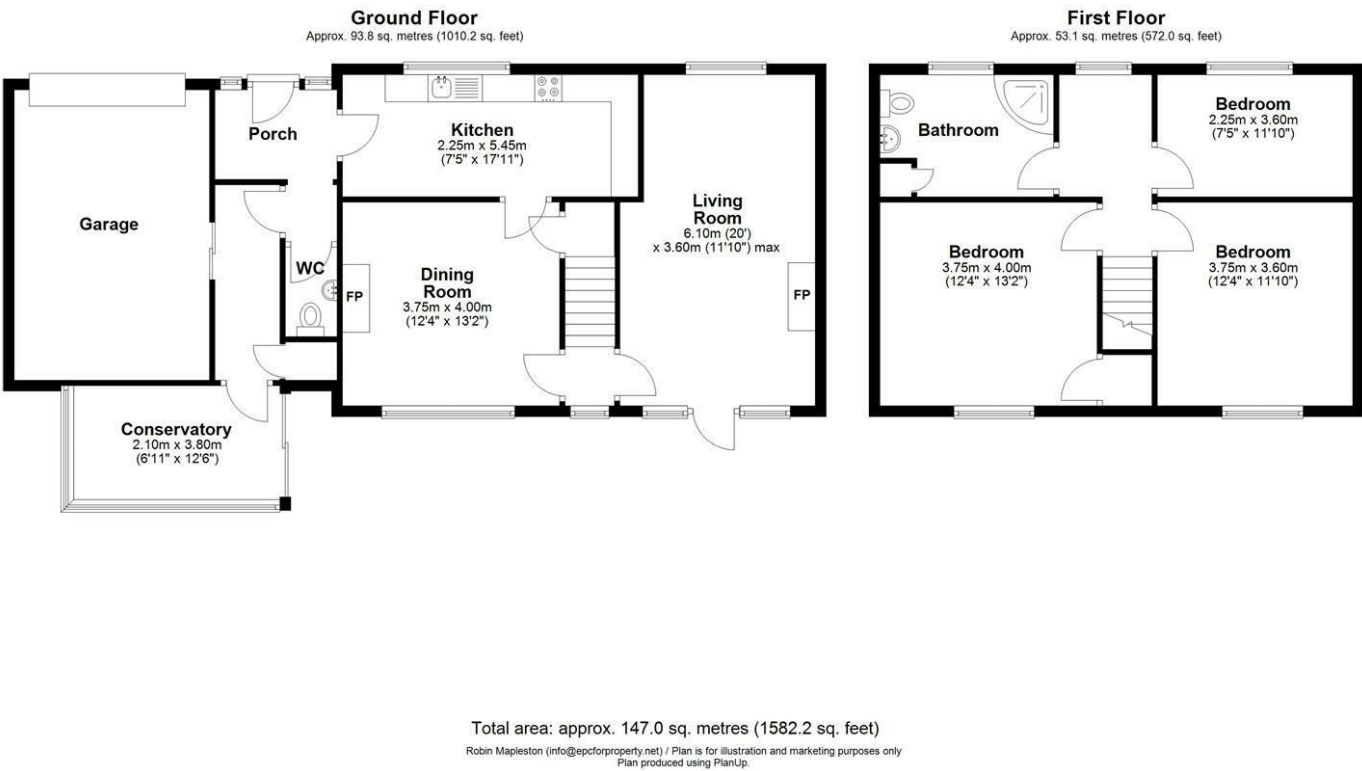
Council Tax Band: D - West Lindsey

E.P.C. Rating: E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.