



29, Victoria Road

| Market Rasen | LN8 3EU

£270,000



Perkins George Mawer & Co.

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



# 29

Victoria Road |  
Market Rasen | LN8 3EU  
£270,000

A Stunning Double Fronted Terraced Home finished with Exquisite Styling with a Nod to the Past, yet with Cutting Edge Design. Situated close to the town centre, this home is within easy reach of Nurseries, Primary and Secondary Schooling, Tesco Supermarket, Co-Op Food Store and a good selection of Independent Shops, Pubs, Cafes, Doctors and the Leisure Centre. For anyone needing to travel further afield, you can hop onto the train at Market Rasen Railway Station.

Originally built in 1864 as two terraced homes, it has been sympathetically converted into one spacious home, retaining many traditional and period features such as the beautiful fireplace in the Sitting Room and Family Area, exposed brickwork, stripped wood doors, and wooden floors, fused with modern time luxuries such as a Downstairs Shower and Cloakroom, an En-Suite Shower Room, uPVC double glazing with sash style windows to the front and bespoke Handmade Kitchen.

The gas centrally heated accommodation comprises in brief, Sitting Room, Inner Hall, Living Room, Ground Floor Shower & Cloakroom, Family Area opening to the Kitchen Area with Dining Area off plus a Walk-In Pantry Cupboard/Utility. On the First Floor there is a Good Sized Landing/Study Area, Four Double Bedrooms, Bathroom and En-Suite Shower Room. The Front Garden is approached through a wrought iron gate which is flanked by wrought iron railings and the Rear Garden has a Lovely Courtyard/Fernery which then opens to the Main Garden Area with Lawn and Raised Vegetable Beds.

This home absolutely has to be viewed inside to be appreciated.

- Stunning Double Fronted Home
- Fantastic Blend of Old & New
- Many Modern Day Luxuries
- Three Reception Areas plus Dining Area
- Bathroom, Shower Room & En-Suite
- Walking Distance to Town
- Oozing Charm & Characters
- Open Plan Kitchen & Family Room
- Four Double Bedrooms
- Rear Garden including Fernery/Courtyard

## Sitting Room

11'9 x 11'7 plus bay window to front (3.58m x 3.53m plus bay window to front)

Approached through panelled wood front entrance door. Wooden floor. Marble effect fireplace with tiled cheeks and having inset multi fuel burner. Coving. Wood panelled door to:-







### Inner Hall

Stairs to First Floor. Wood panelled doors off. Tiled skirting feature.

### Living Room

19'3 x 12'9 (5.87m x 3.89m)

Feature chimney recess with double cupboard having stripped wood doors originally from Market Rasen Primary School. Vertical modern radiator. Under-stairs cupboard. uPVC double glazed, double doors to Rear Courtyard/Fernery. Stripped wood panelled door to:-

### Ground Floor Shower & Cloakroom

White corner shower cubicle. Wash hand basin. Low Level W.C. Wood effect tiled floor. and skirting boards. Exposed brickwork. Radiator. White tiling to water sensitive areas with pebble effect border tile. Window to side. Chrome heated towel rail.

### Kitchen/Family Room

27'2 x 12'11 plus bay window to front (8.28m x 3.94m plus bay window to front)

Family Area: Multi fuel burner set in brick chimney breast. Picture rail. Wooden floor. Double cupboard with distressed wood doors. Open to Kitchen Area: Wood effect tiled floor. Antique/Rustic wood base unit. Wood effect tiled work-surface with Belfast sink inset. Fitted shelving. Open to:-

### Dining Area

11'4 x 7'4 (3.45m x 2.24m)

Wood effect tiled floor. Skylight/Atrium window. Window to rear. uPVC double glazed door to Rear Courtyard/Fernery. Door way to:-

### Pantry/Utility

4'9 x 6'9 (1.45m x 2.06m)

Fitted cupboards and shelving. Wood work-surface with inset single drainer stainless steel sink top. Wood effect tiled floor. Gas boiler. Window to rear.









### First Floor Landing/Study Area

16'3 x 4'9 (4.95m x 1.45m)

Stripped wood doors off. Fitted bookshelf in alcove. Built-in wooden dresser/storage cupboard.

### Bedroom One

12'1 x 13'0 (3.68m x 3.96m)

Built-in wardrobe. Vertical radiator. Access to loft. Exposed brick feature wall. Window to rear. Tripped wood door to:-

### En-Suite Shower Room

White suite of step-in shower. Low level w.c. Victorian style pedestal wash basin. White tiling to water sensitive areas. Window to rear. White heated towel rail. Wood effect tiled floor.

### Bedroom Two

11'10 x 11'10 min plus recess (3.61m x 3.61m min plus recess)

Coving. Built-in wardrobe. Window to front. Radiator.

### Bedroom Three

11'7 min x 11'10 plus recess (3.53m min x 3.61m plus recess)

Built-in cupboard. Double radiator. Window to front.

### Bedroom Four

14'3 x 7'6 (4.34m x 2.29m)

Double radiator. Window to rear. Access to loft.

### Bathroom

White suite of double ended bath with central mixer tap. Victorian style pedestal wash basin and Low Level W.C. Wood effect tiled floor and splashbacks around the bath. 'Driftwood' style splashback to was basin. Window to rear. Chrome heated towel rail.

### Small Front Garden

Approached via wrought iron gate, flanked by wrought iron railings.



## Rear Garden

Made up with two main garden areas.

Courtyard/Fernery Garden: Log store. Cold water tap.

Two outside stores. Ornamental brick feature with

shrubs inset. Opening to Main Rear Garden Area: Lawn.

Five raised vegetable beds. Greenhouse. Raised flower bed with walled retainer.

## Additional Information

Tenure: Freehold

Services: T.B.C.

Council Tax Band: B - West Lindsey

EPC Rating: C

Agents Note: There is a pedestrian right of way through the rear garden for neighbours, for bins etc. but this is screened off to the property by the brick garden feature.









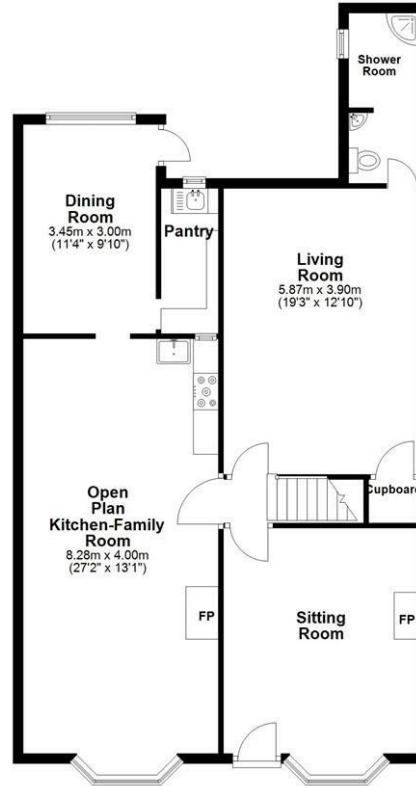


#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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	

#### Ground Floor

Approx. 94.6 sq. metres (1018.1 sq. feet)



Total area: approx. 170.8 sq. metres (1838.1 sq. feet)

#### First Floor

Approx. 76.2 sq. metres (820.0 sq. feet)



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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.