



## 2, Church Mill Close

| Market Rasen | LN8 3JL

£145,000



Perkins George Mawer & Co.

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

# 2

Church Mill Close |

Market Rasen | LN8 3JL

£145,000

Church Mill is a delightful over 50's Development. Tastefully restored from a Corn Mill, providing a gated community of 24 houses and 6 flats. There are communal gardens with trees and River Rase around it's border as well as a patio area to each house and an allocated parking space. Market Rasen centre is within walking distance with easy access to the towns facilities doctors, supermarkets, library, cafe's and restaurants. There is also a bus service to Lincoln.

- Gated Over 50's Development
- Allocated Parking
- Beautiful Grounds with Private Patio Garden
- Dining Kitchen
- Two Double Bedrooms
- Close to Town Centre
- Downstairs W.C.
- Gas Central Heating

### Entrance Hall

External part glazed wooden door opens into the entrance hall with a radiator, picture rail, coving to ceiling, a built in under stairs cupboard housing meter and fuse board. Stairs To First Floor.

### Kitchen Diner

11'11" x 16'2" (3.65m x 4.95m)

A dual aspect room with a window to front and rear. Part glazed wooden door to rear. There is a selection of white wall and base units with a complementary laminate work top which incorporates a 11/2 sink unit with a mixer tap. There is a built in electric oven and gas hob and a fridge freezer, plumbing for a washing machine, wall mounted gas combi boiler. The walls are part tiled around the kitchen units, coving to the ceiling and a radiator.





### Lounge

52'5"3'3" x 32'9"36'1" (16'1 x 10'11)

a feature brick fireplace with a free standing, remote control electric fire, window, radiator and coving to the ceiling.

### Downstairs WC

low flush W.C. pedestal wash basin, part tiled walls, radiator and extractor fan.

### Landing

with a built in storage cupboard, radiator and window to rear elevation

### Bedroom One

42'7"32'9" x 32'9"36'1" (13'10 x 10'11)

windows to rear and side, radiator, coving to ceiling and built in wardrobe with matching draws.

### Bedroom Two

52'5" 3'3" x 29'6"16'4" (16' 1 x 9'5)

A dual aspect room with window to front and rear, built in wardrobe, radiator and coving to the ceiling.

### Bathroom

with a panelled bath, vanity wash basin, low flush W.C. part tiled walls, radiator, inset spot lights and window to front elevation.

### Agents Notes

Mains - electric, gas and drains.

Leasehold 125 years from 1988

Service Charge: £1,400.00 per annum - Paid Twice Yearly

No Ground Rent

Maintenance includes gardening and maintenance of communal areas

Please note. Pets are not permitted on this site

Over 50's only No children resident.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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**  
Gross internal area: 44.8 m<sup>2</sup> (482.2 ft<sup>2</sup>)



**First Floor**  
Gross internal area: 44.9 m<sup>2</sup> (482.9 ft<sup>2</sup>)



Drawings are for illustrative purposes only.  
Produced using Quick Sketch 3.17.2w

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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.