



43, Anglian Way

| Market Rasen | LN8 3RP

£140,000



Perkins George Mawer & Co.

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

43

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A Modern Mid Terraced Home with Energy Efficient and Saving Solar Panels plus a Single Garage and Off Road Parking Space, it has been loved by the current owner for around thirty-six years. Located close to Market Rasen Town Centre this home has all the 'every-day' amenities close by including the Train Station, Tesco, Co-Op Food Store, Independent Local Shops, Bars, Pubs and Restaurants. Alternatively you can be at Willingham Woods in 'next to no time' which is a perfect spot for anyone who enjoys the outdoor life, such as walking, cycling or just going for a coffee and bit of relaxation.

This home is warmed by gas radiator heating and retained by uPVC double glazing, with the added benefit of Solar Panels. It comprises in brief: Entrance Hall, Kitchen, Living Room, Garden Room with heating, Two Bedrooms and a Shower Room. Outside there are Gardens to front and Rear, a Parking Space and Single Garage.

- Solar Energy Efficiency Savings
- Single Garage plus Parking
- Mid Terraced Home
- uPVC Double Glazing
- Fitted Kitchen
- Living Room plus Garden Room
- Two Bedrooms & Shower Room
- Gardens to Front & Rear

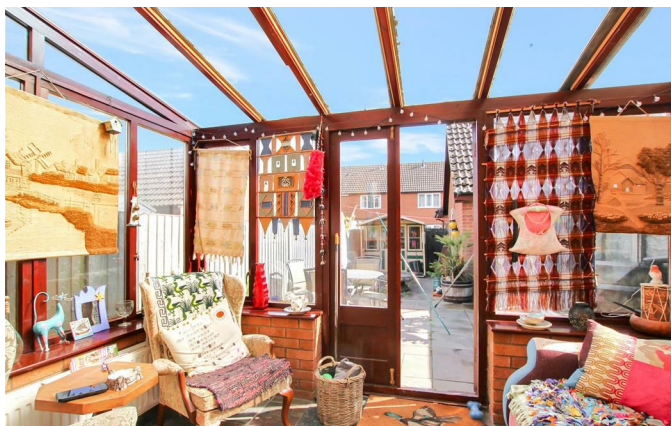
Entrance Hall

Approached through uPVC entrance door with two double glazed inserts having stained and leaded features. Radiator. Wood effect floor. Pine panelling to dado rail. Wood staircase to First Floor with turned spindles and cupboard under. Coving. Multi pane glazed doors to Kitchen and Living Room.

Kitchen

9'8 x 7'5 (2.95m x 2.26m)

Range of beech effect wall and base units with brushed steel handles. Roll top work-surfaces with inset one and a half bowl, single drainer sink top. Cupboard housing gas boiler. Space for fridge/freezer and space for Range Cooker with extractor hood over. Window to front.





Living Room

11'9 x 13'9 (3.58m x 4.19m)

Coving. Wood effect floor. Understairs cupboard. Two radiators. Double opening, multi pane glazed doors and matching side screens to:-

Sun Room

7'4 x 10'8 (2.24m x 3.25m)

Sealed unit double glazed windows to sides and rear. Slate effect tiled floor. Double radiator. Sealed unit double glazed, double doors to garden.

Landing

Access to loft. Linen cupboard. Pine panelled doors off.. Wood banister and turned spindles.

Bedroom One

7'0 extending to 7'10 x 13'9 (2.13m extending to 2.39m x 4.19m)

Window to rear. Wood effect floor. Radiator. Coving.

Bedroom Two

7'6 x 10'3 plus wardrobes (2.29m x 3.12m plus wardrobes)

Double fitted wardrobe. Wood effect floor. Radiator. Coving.

Shower Room

White suite of step-in shower enclosure. Pedestal wash basin. Low Level W.C. Travertine style tiling to coving height. Chrome heated towel rail. Wood style floor.

Front Garden

Lawn. Mature shrubs and trees.

Low Maintenance Rear Garden

Being mainly paved with Sandstone style paving slabs. Summer-House.

Single Garage

16'7 x 8'2 (5.05m x 2.49m)

Up and over door. Light and Electric. Door to Rear Garden.

Off Road Parking Space

Additional Information

Tenure: Freehold

Services: All mains services are connected

Solar Panels. Owned.

EPC Rating: C

Council Tax Band: A - West Lindsey



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	77	
(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	

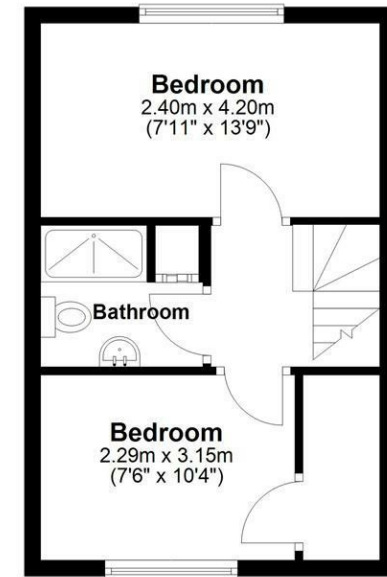
Ground Floor

Approx. 36.2 sq. metres (389.4 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.6 sq. feet)



Total area: approx. 64.1 sq. metres (690.1 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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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.