



5, Lawrence Lane

| Middle Rasen, Market Rasen | LN8 3LN

£250,000



Perkins George Mawer & Co.

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



# 5

Lawrence Lane |

Middle Rasen, Market Rasen | LN8 3LN

£250,000

Modern Detached Home in Village Cul-De-Sac Location which is in need of some Love to restore it to its Full Potential. Middle Rasen is a popular village with an active village community through the Village Hall, Primary School and Nags Head. There is Post Office and General Store but for more comprehensive Shopping and Leisure Services you can either walk into Market Rasen, take the bus or a short drive where you can find De Aston Secondary School, Tesco and the Railway Station.

The Good Sized and Well Proportioned Accommodation comprises in brief: Reception Hall, Cloakroom, Living Room, Separate Dining Room, Kitchen/Breakfast Room, Utility Room. Four Bedrooms, Two En-Suite Shower Rooms and a Bathroom. Outside there is a Block Paved Driveway with parking for several cars and giving access to the Single Garage, there is also a Garden to Rear. It is Offered For Sale with No Onward Chain.

- Spacious Detached Home
- Living & Separate Dining Room
- Four Good Sized Bedrooms
- Parking & Single Garage
- Village Cul-De-Sac
- Kitchen & Breakfast Room
- Three Bathrooms
- No Onward Chain

## Reception Hall

Approached via uPVC entrance door. Double radiator. Wood effect floor. Stairs to First Floor with cupboard under.

## Cloakroom

W.C. with concealed cistern. Corner pedestal wash basin. Radiator. Tiled floor.





### Living Room

19'1 x 11'7 (5.82m x 3.53m)

Window to front. uPVC double glazed, double doors to rear garden with windows adjacent. One double and one single radiator. Fireplace with multi fuel stove, brick surround, tiled hearth and wooden mantel.

### Dining Room

9'8 x 15'3 (2.95m x 4.65m)

uPVC double glazed, double doors to rear garden with windows adjacent. Additional window to rear. Wood style floor. Door to:-

### 'L' Shaped Kitchen & Breakfast Room

15'6 x 7'1 plus 8'4 x 8'10 (4.72m x 2.16m plus 2.54m x 2.69m)

Fitted wood fronted wall and base units. Roll top work-surface with inset one and a half bowl single drainer sink top. Built-in double electric oven, electric hob and extractor. Built-in dishwasher. Tiled floor. Radiator in decorative cover. Windows to front and side.

### Utility Room

6'8 x 6'1 (2.03m x 1.85m)

Matching base units, work-tops and tiled floor. Gas boiler. Window to front. Door to side. Radiator.

### Landing

Window to rear. Radiator. Access to loft space.

### 'L' Shaped Bedroom One

15'8 x 9'11 min plus 8'3 x 4'6 (4.78m x 3.02m min plus 2.51m x 1.37m)

Window to front. Radiator. Door to:-

### En-Suite Shower Room

Step-in shower. Wash hand basin and W.C. in vanity unit with double cupboard. Tiling to water sensitive areas and tiled floor. Radiator. Window to front.

### Bedroom Two

9'8 x 9'1 min (2.95m x 2.77m min)

Window to rear. Radiator. Door to:-





### En-Suite Shower Room

Corner shower enclosure. Corner wash basin. Low Level W.C.  
Tiling to water sensitive areas. Window to rear. Radiator.

### Bedroom Three

9'8 x 11'9 (2.95m x 3.58m)

Radiator. Window to rear.

### Bedroom Four

9'1 x 10'4 (2.77m x 3.15m)

Window to front. Radiator.

### Bathroom

White suite of panelled bath with shower over. W.C. and  
wash hand basin in vanity with one double and one single  
storage cupboard. Tiling to water sensitive areas. Tiled floor.  
Radiator. Window to front.

### Front Garden

Block paved driveway, parking for several cars and giving  
access to:-

### Single Garage

Up and over door. Window and pedestrian door to side.

### Rear Garden

Gated access. Patio and Lawn.

### Additional Information

EPC Rating: T.B.C.

Council Tax Band: E - West Lindsey

Services: All mains services are connected

Tenure: Freehold



# Floor Plan to Follow

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
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.