Cahill, Wilkinson Drive

| Middle Rasen, Market Rasen | LN8 3LD

Offers Over £200,000

Perkins George Mawer & Co.

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

Cahill

Wilkinson Drive |
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A Spacious Detached Bungalow which is ready for some 'Tender Loving Care' and a good deal of 'Elbow Grease' but will make the right buyer an amazing home. Situated in a Quiet 'No Through' Road and not overlooked as it is backing onto the village playing field, a perfect spot for any dog walkers. Middle Rasen has an active community centred around the Village Hall, Primary School and Nags Head. There is a Post Office and General Store whilst Market Rasen has a wider range of Independent Shops, Schooling, Doctors, Vets, Leisure Centre, Cafes and Bars or you can hop onto the train at the Railway Station if you need to travel further afield.

The bungalow has uPVC double glazing and accommodation that comprises in brief: Reception Hall, Living Room, Kitchen & Breakfast Room, Three Bedrooms, Bathroom plus En-Suite Shower Room. Gardens to Front and Rear, Driveway, Larger than average Single Garage with Utility Area. Offered For Sale with No Onward Chain.

- Spacious Detached Bungalow
- Cul-De-Sac Location
- Kitchen & Breakfast Room
- Three Bedrooms, Bathroom & En-Suite
- Backing onto Playing Field
- In Need of 'Tender Loving Care'
- Good Sized Living Room
- Garage with Utility Area, Gardens

Storm Porch
Light. Half panelled and half double glazed entrance door to:-

Reception Hall
Radiator. Coving. Access to loft. White panel effect doors off.

Living Room
16'2 x 11'8 (4.93m x 3.56m)
Coving. Double radiator. Window to front.

Kitchen & Breakfast Room

16'5 x 15'2 max (5.00m x 4.62m max)

Fitted wall and base units. Roll top work-surfaces with inset one and a half bowl single drainer, stainless steel sink top. Built-in double oven, gas hob and extractor. Built-in dishwasher. Two windows to the rear. Half uPVC panelled and half double glazed door to rear garden and door to Garage.

Bedroom One

12'1 min x 11'7 (3.68m min x 3.53m)

Radiator. Window to rear. White panel effect door to:-

En-Suite Shower Room

White suite of corner shower. Low Level W.C. Pedestal wash basin. Mermaid style boarding to walls. Window to side. Radiator.

Bedroom Two

15'0 x 12'3 (4.57m x 3.73m)

Radiator. Window to front.

Bedroom Three

10'5 x 10'8 (3.18m x 3.25m)

Window to side. Radiator.

Bathroom

White suite of panelled bath. Step-in shower enclosure. Low Level W.C. Tiled and Mermaid style boarding to water sensitive areas. Window to side. Radiator.

Front Garden

Lawn. Paved driveway with parking for three cars and giving access to:-

Large Single Garage with Utility Area

13'11 x 16'5 (4.24m x 5.00m)

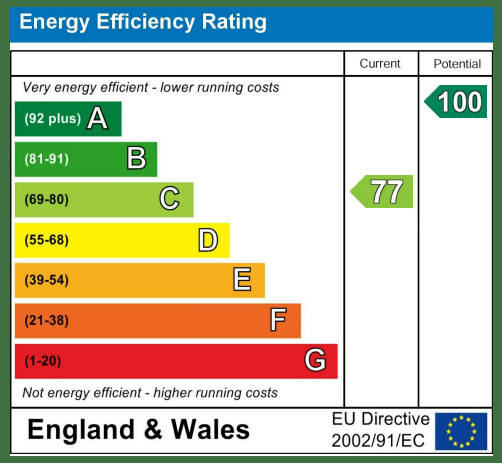
Double base unit. Roll top work-surface. Single drainer stainless steel sink unit. Window to rear. Access to loft space.

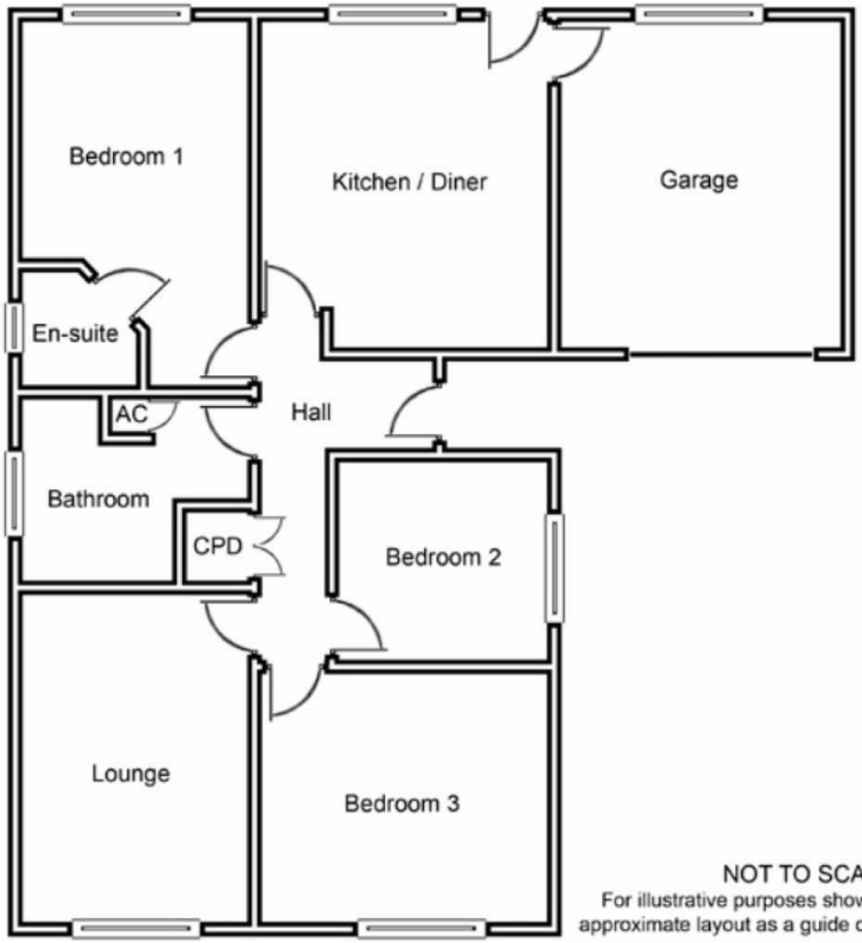
Rear Garden

Patio.

Additional Information

Tenure: Freehold
Services: T.B.C.
EPC Rating: C
Council Tax Band: C - West Lindsey





NOT TO SCALE
For illustrative purposes showing approximate layout as a guide only.

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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.