



1, Cliff Road

Saxby | Market Rasen | LN8 2DJ

£875 PCM



Perkins George Mawer & Co.

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

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Cliff Road | Saxby

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COUNTRYSIDE AT ITS BEST! Perfectly nestled on the outskirts of the charming village of Saxby, Market Rasen, this beautifully presented semi-detached house on Cliff Road offers a delightful blend of comfort and convenience.

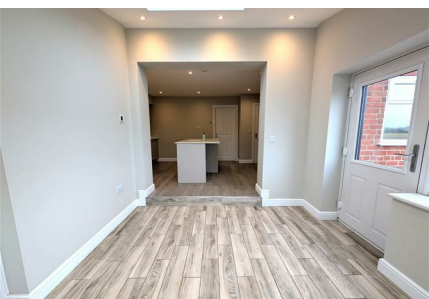
Upon entering, you will find a welcoming reception room that exudes warmth and character. The ground floor benefits from underfloor heating, ensuring a cosy atmosphere throughout the colder months. The property also features a practical utility room, ground floor cloakroom, and providing additional space for laundry and storage. To the first floor there are two adequately sized bedrooms and modern family bathroom with shower over bath.

The surrounding countryside offers stunning views and a tranquil environment, making it an excellent choice for those who appreciate nature and outdoor activities. Furthermore, the property boasts parking for two vehicles and a garden that opens out to the surrounding countryside.

With easy access to the main road leading to Lincoln, you will enjoy the perfect balance of rural living while still being within reach of urban amenities. This semi-detached house on Cliff Road is not just a home; it is a lifestyle choice that promises comfort, beauty, and a connection to the picturesque English countryside.

- Rural Property
- Island Kitchen With Appliances
- Gardens and Driveway
- Utility Room
- Recently Renovated
- Cloak Room
- Under Floor Heating
- Close to Lincoln





MAIN ENTRANCE

Via galvanised steel main entrance door with glazed panel leading into entrance hall.

ENTRANCE HALL

Light grey painted walls, grey carpeted staircase leading to the first floor accommodation, smoke alarm, spot light, Wood effect flooring, door leading through to the lounge.

LOUNGE

uPVC double glazed window to the front elevation with curtain pole above, light grey painted walls, white fire surround with inset log burning stove on a stone hearth having twin arched recessed areas, wood effect flooring, spot lighting to the ceiling, smoke/heat detector, central heating radiator, wall mounted under floor heating control, door leading through to the kitchen.

OPEN PLAN KITCHEN BREAKFAST ROOM

range of new light grey wall base and drawer units incorporating a matching central island work space with white marble effect working surfaces and splash backs with inset 1 1/2 bowl inset sink unit with mixer tap, inset eye level stainless steel oven, black induction hob with stainless steel extractor canopy above having white marble effect splash back. integrated dishwasher, integrated fridge freezer unit, wood effect flooring with under floor heating, spot lighting to the ceiling, step down to breakfast room.

BREAKFAST ROOM

Part brick and Upvc construction having fitted beige roller blinds to windows and part glazed Upvc door leading out to the rear garden, light grey painted walls, spot lighting to the ceiling, wall mounted underfloor heating control, wood effect flooring.

CLOAK ROOM

Upvc double glazed window to the rear elevation with fitted beige roller blind, vanity was hand basin with light grey high sheen storage cupboard below with splash back tiling, low level flush wc, wall mounted chrome towel rail, wood effect flooring, spot lighting tot he ceiling.



BOILER ROOM

light grey painted walls, pressurized hot water cylinder and header tank, spot lighting to the ceiling, free standing "Grant" oil boiler unit, wood effect flooring, door leading through to the cloak room.

UNDER STAIRS STORAGE CUPBOARD

Storage cupboard incorporating pipework and valves for underfloor heating, wood effect flooring, light grey painted walls, central ceiling light.

STAIRCASE AND LANDING

Light grey painted walls, grey carpeted staircase leading to the first floor accommodation with handrail, loft access, central ceiling light, white painted doors to both bedrooms and bathroom.

BEDROOM ONE

Upvc double glazed window to the front elevation with curtain pole above, central heating radiator, light grey painted walls, spot lighting to the ceiling, USB port, television point, grey carpeting.

BEDROOM TWO

Upvc double glazed window to the rear elevation with pole above, light grey painted walls, central heating radiator, USB port, television point, spot lighting to the ceiling, grey carpeting.

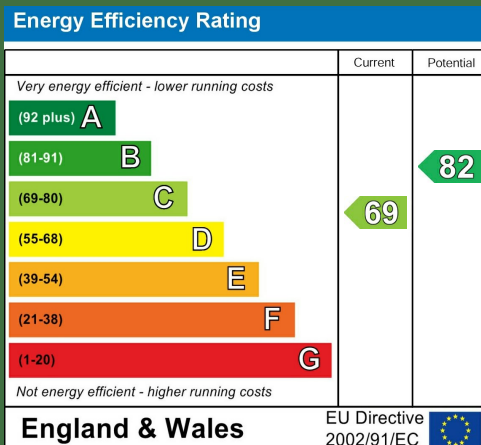
BATHROOM

Upvc double glazed window to the rear elevation with beige roller blind, shower bath having glazed screen and splash back mermaid boarding, incorporating a chrome shower head and hose, vanity was hand basin with grey high sheen storage cupboard below, low level flush wc, chrome ladder towel rail, wood effect flooring, spot lighting and extractor fan to the ceiling.

OUTSIDE

Brick built external storage shed, gravel driveway leading to the side of the property, paved patio area, part hedging part open plan to neighbouring field, outside lighting and water tap.





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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.