



## Nursery Cottage, Brigg Road

Market Rasen | South Kelsey | LN7 6PH

£1,100 Per Month



Perkins George Mawer & Co.

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



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JUST WOW! Welcome to this charming detached bungalow located on Brigg Road in the picturesque village of South Kelsey, Market Rasen. This property boasts two reception rooms, three bedrooms, and two bathrooms, providing ample space for comfortable living and your guests.

Situated in a tranquil rural location, this bungalow offers a peaceful retreat from the hustle and bustle of city life and a sense of community living.

Step inside to discover the large living accommodation that has been newly refurbished to a high standard. On entry you are greeted with a perfectly sized Entrance Hallway where the living accommodation flows from side to side.

The Brand new kitchen which benefits from a Dishwasher, oven, microwave, integrated washing machine, tumble dryer and induction hob will treat any chef and their guests with its abundance of space. Leading off the kitchen is a delightful living space with additional reception room provides versatile spaces for entertaining guests or simply relaxing with your loved ones by the Wood burner.

There is a well thought out Shower Room with WC, hand basin and light mirror, three bedrooms being a large double with integrated wardrobe and shelving, a single which could also be used as a study, and lastly the Master Bedroom which boasts of patio doors leading to the outside garden, walk in storage fitted out with shelving, and a large ensuite bathroom with walk in Wet - Dry shower, WC, hand basin and bath which adds luxury to this lovely home.

Externally there is parking available on a Private Driveway for two vehicles and a great, manageable rear garden laid to lawn with a large patio area. Property also boasts of ramp access to the side.

Don't miss the opportunity to make this delightful bungalow your own and enjoy the idyllic countryside lifestyle it offers.








- Village Location
- Master Bedroom With eSuite bBthroom
- 3 Double Bedrooms
- Open Plan Living
- Newly Refurbished
- Private Driveway
- Two reception Rooms
- Large Living Accommodation

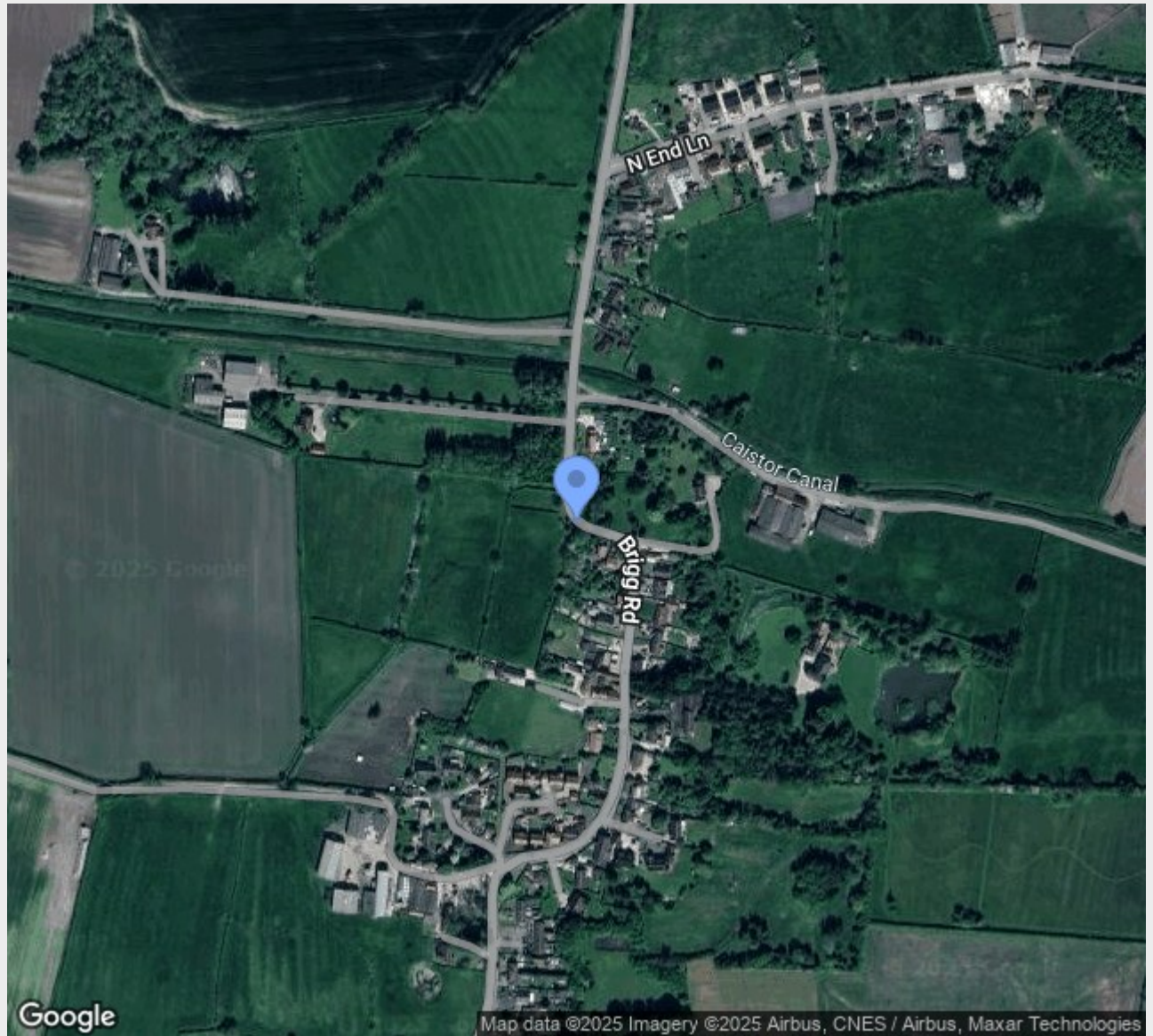






#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</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	



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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.