



## 9, Corner Farm Close

| Middle Rasen, Market Rasen | LN8 3WE

£300,000



Perkins George Mawer & Co.

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

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An extremely large three double bedroom semi detached property built in 2019 with modern décor set in a small residential Cul de Sac location. Beautiful designed garden incorporating a Garden Office with power, lights and internet connection. Single garage and drive for two cars. The property comprises hall, kitchen diner, lounge, utility room and cloakroom to the ground floor. On the first floor there are three double bedrooms, ensuite and house bathroom. Hard wired Ethernet in all rooms. Solar Guard added to all rear facing windows and French Doors. This is not your average semi detached property take a look and be amazed.

- Three Double Bedroom Semi Detached.
- Garden Office.
- Bathroom, Ensuite and Cloakroom.
- Spacious Rooms.
- Beautiful Enclosed Garden.
- Single Garage and Block Paved Drive.

#### Entrance Hall

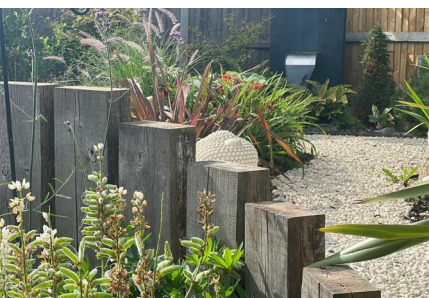
with a composite external door with glazed panel, Luxury Vinyl Tile ( LVT ) wood style floor with under floor heating, stairs with open balustrade and under stair, motion sensor light cupboard.

#### Lounge

16'08 x 13'01 (5.08m x 3.99m)

under floor electric heating, anthracite double glazed window to front elevation and feature wall panel.





### Kitchen Diner

21'01 x 11'06 (6.43m x 3.51m)

dark grey " Magnet " wall and base units, incorporating fridge freezer, dishwasher and waste storage drawer and eyelevel double electric oven, part tiled splashback and chrome extractor fan. Complementary light wood style worksurface, one and a half basin and drainer with mixer tap, electric hob, Anthracite French Doors and window to rear elevation with Solar Guard protection. LVT wood style floor with under floor heating. door to

### Utility

6'05 x 6'03 (1.96m x 1.91m)

wood style worktop with stainless steel basin and mixer tap, LVT wood style floor with underfloor heating, plumbing for washing machine, space for tumble dryer, composite external door to the rear garden. door to

### Cloakroom

5'08 x 3'07 (1.73m x 1.09m)

LVT wood style floor with under floor heating, Anthracite double glazed window to rear, external door to rear garden, vanity wash basin, floating low flush WC and half tiled wall.

### First Floor

#### Landing

with doors to all bedrooms and bathroom, storage cupboard and loft access.

#### Master Bedroom

15'08x 10'07 (4.78mx 3.23m)

opens into a dressing area with fitted grey matte full length wardrobes, Anthracite Upvc window to rear elevation, electric radiator and internet electric sockets. door to

#### En-Suite

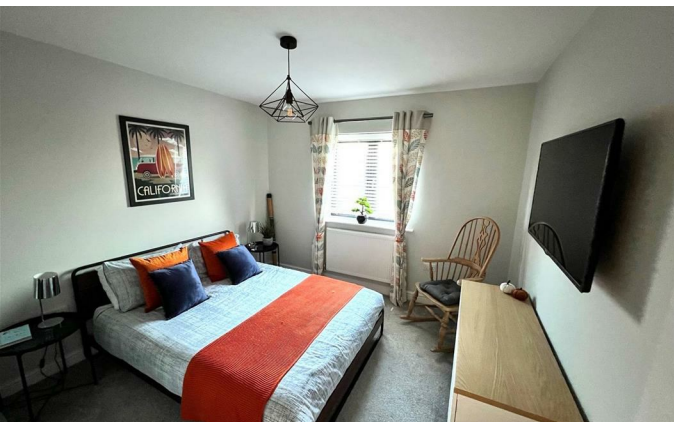
10'6 x (3.20m x )

double shower cubicle with fitted dual shower head, part tiled, heated Anthracite towel radiator, floating low flush WC, basin with mixer tap, Anthracite Upvc double glazed window, tiled floor and inset spot lights.

#### Bedroom Two

10'9 x 10'5 (3.28m x 3.18m)

Anthracite Upvc double glazed window to the rear elevation, electric radiator and internet electric sockets.



### Bedroom Three

10'08 x 10'3 (3.25m x 3.12m)

central heating radiator, Anthracite Upvc window to rear elevation.

### Bathroom

6'07 x 6'06 (2.01m x 1.98m)

with tiled floor, panelled bath with central mixer tap, floating WC and vanity wash basin, shower over bath with glazed shower screen, part tiled walls.

### Garage.

with power and lights, remote control up and over door.

### Garden

to the front of the property is mainly lawn with planted borders edged with a wood fence, blocked paved drive sufficient for parking two cars. Obscured by a laurel hedge there is a water treatment system, traditional feature wooden porch with brick base and outside lights, a side gate leads to the rear garden and office. The rear garden is enclosed with a wooden fence, a raised circular decked area with a gravel path around the perimeter and wooden feature posts, borders are planted with an array of shrubs and plants with up lighting, patio area and lawn, there is a an outside tap.

### Garden Office

13'1" x 6'6" (4 x 2)

the office is clad with cedar wood, it is fully insulated with electric heating on a separate consumer unit, to the front there is a stepped entrance, the glazed front is protected with Solar Guard, there are two further windows to the rear.

### Services

Water Treatment Plant.

Mains Electric

### Additional Information

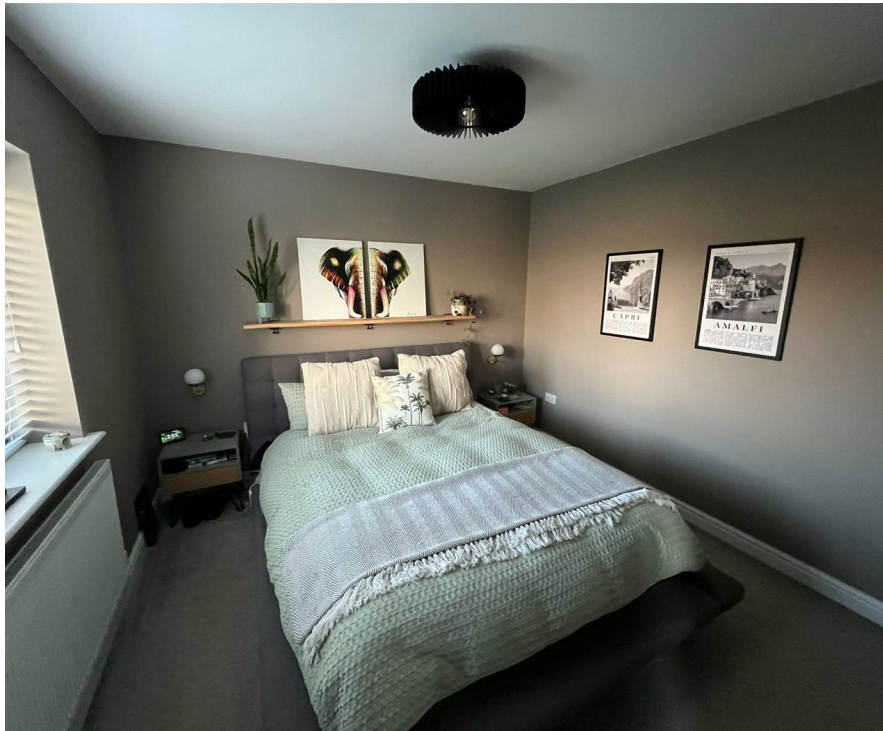
Tenure. Freehold

EPC. B Rating

Floor Area. 131 square meters

Council Tax Band: c - West Lindsey

The owner of this property is a family member of a Perkins George Mawer employee.





Total area: approx. 1597.0 sq. feet

Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproprty.net)  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>90</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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Perkins George Mawer & Co**  
 Corn Exchange Chambers  
 Queen Street  
 Market Rasen  
 Lincolnshire  
 LN8 3EH

01673 843011  
 info@perkinsgeorgemawer.co.uk  
 www.perkinsgeorgemawer.co.uk

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.