



## Beech View, Legsby Road

| Market Rasen | LN8 3DY

£295,000



Perkins George Mawer & Co.

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



# Beech View

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Built in 2015 this Detached Bungalow has been Loved and Cherished by the same owner from new. It is close to the Heart of Market Rasen which offers any buyer a good range of facilities including Doctors, Dentists, Vets, Cafes, Pubs, Tesco Supermarket, Co-Op Food Store and several good, local Independent Shops. For anyone needing to travel further afield, you can hop on the train at the nearby Railway Station.

The bungalow offers well proportioned accommodation which is heated by gas radiator heating and retained by uPVC wood effect double glazing. The accommodation is still pretty much a blank canvas for anyone who wants to stamp their own mark on their new home. It comprises in brief: Reception Hall, Living Room, Kitchen/Dining Room, good sized Conservatory, Utility Room, Three Bedrooms, Bathroom plus En-Suite Shower Room. Outside there is a wide Frontage with parking for several cars and giving access to the attached Single Garage. There are also Low Maintenance Gardens to the side and Rear. Offered For Sale with No Onward Chain for anyone wanting a quicker purchase.

- Individual Detached Bungalow
- Living Room plus Conservatory
- Three Bedrooms, Bathroom & En-Suite
- Parking for Several Cars
- Solar Energy Savings
- Kitchen & Dining Room
- Low Maintenance Gardens
- Single Garage

## Reception Hall

uPVC entrance door with double glazed insert. Radiator. Access to loft space. Oak doors off. Linen cupboard. 'Sun Tunnel' type light shaft.

## Living Room

12'7 x 13'4 plus bay (3.84m x 4.06m plus bay)

Bay window to the front. Gas 'multi fuel stove' style fire. Window to side. Double radiator.

## Kitchen & Diner

24'5 x 11'0 (7.44m x 3.35m)

Comprehensive range of cream colour, high-gloss finish wall and base units. Wood effect work-surfaces with inset one and a half bowl, single drainer sink top. Bosch electric oven. Russell Hobbs microwave/combi. Stainless steel gas hob and stainless steel splashback. Water filter. Two matching wall mounted glass cabinets. Window to rear. uPVC double glazed, double doors to Conservatory and door to:-







#### Utility Room

9'6 x 4'1 (2.90m x 1.24m)

Matching wall units and work-surfaces. Space for two domestic appliances. Window to rear. Half uPVC double glazed door to Rear Garden.

#### Conservatory

12'0 x 8'1 (3.66m x 2.46m)

uPVC double glazed windows to sides and rear, matching double doors to Rear Garden. Under floor heating. Tiled floor.

#### Bedroom One

11'4 x 12'1 (3.45m x 3.68m)

Double radiator. Window to rear. Door to:-

#### En-Suite Shower Room

White suite of step-in shower. Low Level W.C. Pedestal wash basin. Tiling to water sensitive areas. Chrome heated towel rail.

#### Bedroom Two

11'3 x 9'5 (3.43m x 2.87m)

Radiator. Window to front.

#### Bedroom Three

11'3 into recess x 7'10 (3.43m into recess x 2.39m)

Radiator. Window to front.

#### Bathroom

white suite of panelled 'P' shaped bath with shower and screen over. Pedestal wash basin. Low Level W.C. Tiling to water sensitive areas. Chrome heated towel rail. 'Sun Tunnel' type light shaft. Under floor heating.

#### Wide Frontage

Mostly block paved and providing parking for several cars. Access to:-

#### Single Garage

16'8 x 8'10 (5.08m x 2.69m)

Electric door. Gas boiler. Hot water tank. uPVC double glazed window to side. Solar batteries and unit. Light and electric.

#### Side Garden

Gated access. Slate chippings. Timber garden shed. Opening to:-

#### Rear Garden

Separate double gated access. Cold water tap. Slate chippings. Greenhouse.

#### Additional Information

Tenure: Freehold

Services: All mains services are connected

Council Tax Band: C - West Lindsey

EPC Band: B

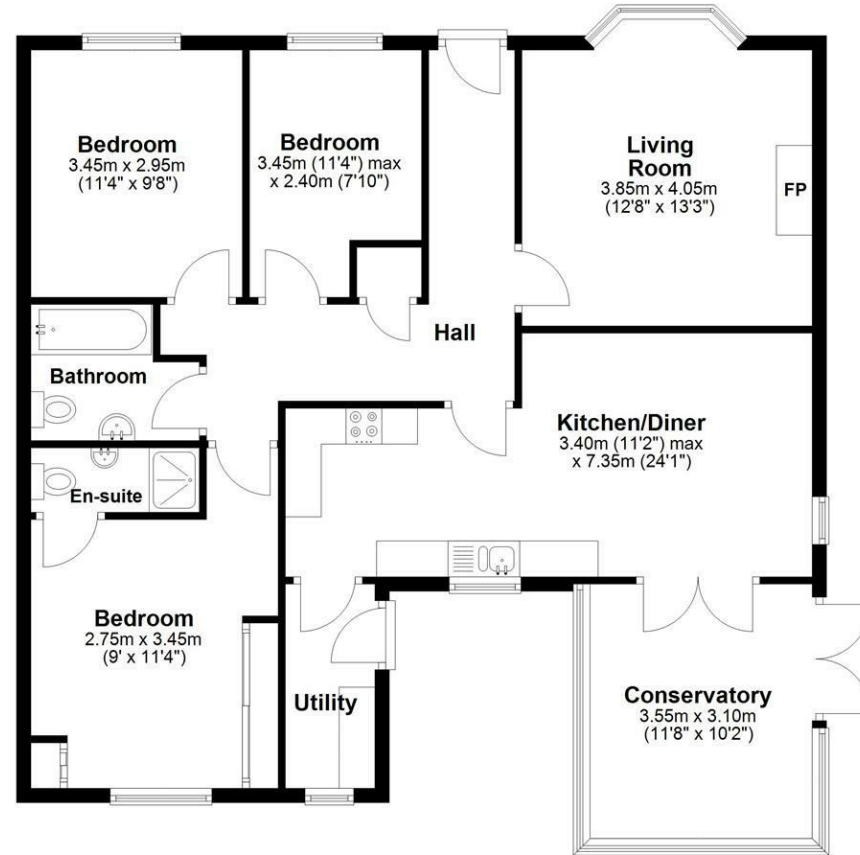


#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>83</b>	<b>93</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		
EU Directive 2002/91/EC		

#### Ground Floor

Approx. 104.1 sq. metres (1120.8 sq. feet)



Total area: approx. 104.1 sq. metres (1120.8 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

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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.