



35, The Ridings

| Market Rasen | LN8 3EE

£220,000



Perkins George Mawer & Co.

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



# 35

The Ridings |

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Well Presented Detached Bungalow in Popular and Sought After Location close to Market Rasen. There is a good selection of amenities covering your everyday needs including Tesco and Aldi Supermarkets, Co-op Food Store, Doctors, Vets, Dentists and range of Independent Shops, Bars and Pubs. There is Railways Station for anyone needing to travel further afield.

This home is heated by gas radiator heating and retained by uPVC double glazing. The accommodation comprises in brief; Entrance Porch, Reception Hall, Lounge/Dining Room, Conservatory, Kitchen, Two Bedrooms, Shower Room. Outside there is a Front Garden, Driveway with parking for two cars and access to the Single Garage with electric door. Rear Garden with lawn and patio plus Additional Hardstanding (currently fenced off). The bungalow is Offered For Sale with No Chain.

- Well Presented Detached Bungalow
- Popular Location near Town
- Lounge/Dining Room
- Conservatory to Rear
- Fitted Kitchen
- Two Bedrooms & Shower Room
- Gardens, Garage & Hardstanding
- No Onward Chain

## Entrance Porch

Approached through uPVC entrance door. Double glazed windows to sides and front. Half panelled inner door to:-

## Reception Hall

Coving. Radiator. White panel effect doors off. Access to loft. Linen cupboard with radiator. Double opening coat/storage cupboard.

## Kitchen

10'8 x 7'7 (3.25m x 2.31m)

Window to front. Coving. Fitted wall and base units. Roll top work-surfaces with inset one and a half bowl single drainer stainless steel sink top. Built-in electric oven, gas hob and concealed extractor hood. Tiled splashbacks. Radiator. Half uPVC double glazed door to side.





### Lounge/Dining Room

16'5 x 11'5 (5.00m x 3.48m)

Coving. Radiator. uPVC double glazed, double doors with windows adjacent to:-

### Conservatory

12'3 max x 8'6 (3.73m max x 2.59m)

Tiled floor. Double radiator. uPVC double glazed windows to sides and rear. uPVC double glazed, double doors to rear garden.

### Bedroom One

11'5 x 9'6 (3.48m x 2.90m)

Radiator. Coving. Window to rear.

### Bedroom Two

11'0 into recess x 9'2 (3.35m into recess x 2.79m)

Radiator. Coving. Window to front.

### Shower Room

Large corner shower with 'Mermaid' style boarding. Pedestal wash basin. Low Level W.C. Tiling to remaining water sensitive areas. Radiator. Window to side.

### Front Garden

Low maintenance finish. Driveway providing parking for two cars and access to:-

### Single Garage

17'2 x 8'8 (5.23m x 2.64m)

Electric roller door. Light and electric. Half single glazed door to rear garden.

### Rear Garden

Two gated accesses. Paved and block paved patio. Lawn. Timber garden shed. Hardstanding or additional patio area (currently fenced off).

### Additional Information

Tenure: Freehold

Services: All mains services are connected

EPC Rating: T.B.C.

Council Tax Band: B - West Lindsey





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(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	



Total area: approx. 84.5 sq. metres (909.7 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.