



7, Acre Close

| Market Rasen | LN8 3DL

£220,000



Perkins George Mawer & Co.

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

7

Acre Close |

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£220,000

Well Presented Three Storey Semi Detached Home in Quiet Cul-De-Sac Location close to Market Rasen. The town centre has all your 'Every Day' needs such as Nursery Schools, Primary School and the De Aston Secondary School. There are Tesco and Aldi Supermarkets, a Co-op Food Store plus a good choice of Independent Shops, Bars and Pubs. There is also a Railway Station for anyone needing to travel further afield. Anyone who enjoys the 'Outdoor or Sporty Life' have walks on the doorstep with a footpath leading out from Acer Close to Willingham Woods, alternative it's just a short walk to Market Rasen Cricket and Football Club.

The property has gas radiator heating and is retained by uPVC double glazing. Accommodation comprises: Entrance Porch opening to Hallway, Good Sized Living Room, Fitted Kitchen and Dining Room. On the First Floor there are Spacious Second and Third Bedroom a plus a Bathroom. On the Second Floor you have the Large Main Bedroom with Walk-In Wardrobe and En-Suite. Outside there is a Low Maintenance Front Garden, Parking and a Single Garage, whilst to the Rear there is a much Larger than Average Rear Garden

- Three Storey Semi Detached
- Well Presented Throughout
- Quiet Cul-De-Sac Location
- Living Room & Kitchen/Diner
- Cloakroom, Bathroom plus En-Suite
- Three Good Sized Bedrooms
- Front Garden, Parking & Garage
- Large Rear Garden

### Entrance Porch

Approached via composite front door with two double glazed inserts. uPVC double glazed side screen. Open to:-





### Hallway

Stairs to First Floor. Panel effect to dado height. White panel effect door to:-

### Living Room

15'11 x 10'0 (4.85m x 3.05m)

Double radiator. Coving. Window to front. White panel effect door to:-

### Kitchen & Dining Room

11'9 x 13'6 plus 2'5 x 5'4 (3.58m x 4.11m plus 0.74m x 1.63m)

Fitted grey colour wall and base units with brushed steel handles. Roll-top, grey 'crackle' effect work-surfaces with inset one and a half bowl single drainer stainless steel sink top. built-in electric oven, gas hob and extractor hood. Matching wall mounted cupboard housing gas boiler. Tiled splashbacks. Window to rear. uPVC double glazed, double doors to garden. Double radiator. White panel effect door to:-



### Cloakroom

White suite of Low Level W.C. and Pedestal wash basin.

### First Floor Landing

White banister and turned spindles. Panel effect to dado height. Stairs to Second Floor Landing. White panel effect doors off.



### Bedroom Two

10'3 x 13'7 (3.12m x 4.14m)

Window to rear. Radiator.

### 'L' Shaped Bedroom Three

11'0 x 6'9 plus 6'3 x 6'10 (3.35m x 2.06m plus 1.91m x 2.08m)

Fitted shelving, drawers and ganging rails. Two windows to the front. Radiator. Panel effect to dado height.





### Bathroom

White suite of panelled bath having mixer tap/shower attachment. Pedestal wash basin. Low Level W.C. White tiling to water sensitive areas. Radiator.

### Second Floor Landing

White panel effect door to:-

### Bedroom One

17'6 x 10'0 plus bay and walk-in wardrobe (5.33m x 3.05m plus bay and walk-in wardrobe)

Walk-In Wardrobe (5'1 x 6'6) with hanging rail and shelving. Part boarded loft accessed via pull down ladder. Eaves cupboard housing hot water tank. White panel effect door to:-

### En-Suite Shower Room

White suite of step-in shower. Low Level W.C. Pedestal wash basin. Mosaic effect tiling to water sensitive areas. Velux rooflight. Radiator

### Low Maintenance Front Garden

Block paved parking and giving access to:-

### Attached Single Garage

16'8 x 9'0 (5.08m x 2.74m)

Roller door. Door to Rear Garden. Light and electric.

### Large Rear Garden

Gated access to the side of the Garage. Patio. Deck. Cold water tap. Lawn. Pond. Greenhouse.

### Additional Information

Tenure: Freehold

Services: All main services are connected

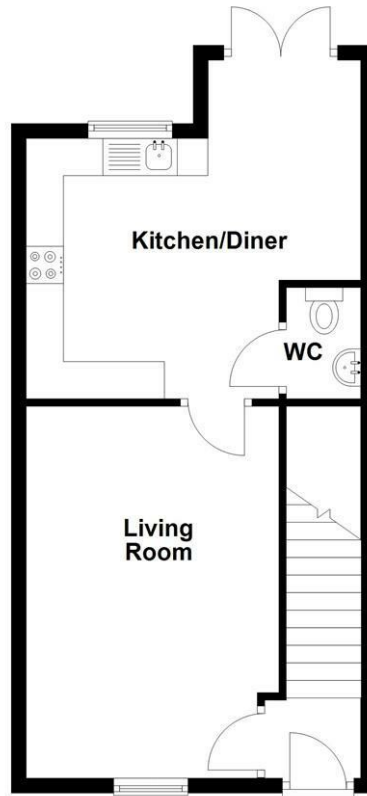
E.P.C. Rating: C

Council Tax Band: B - West Lindsey

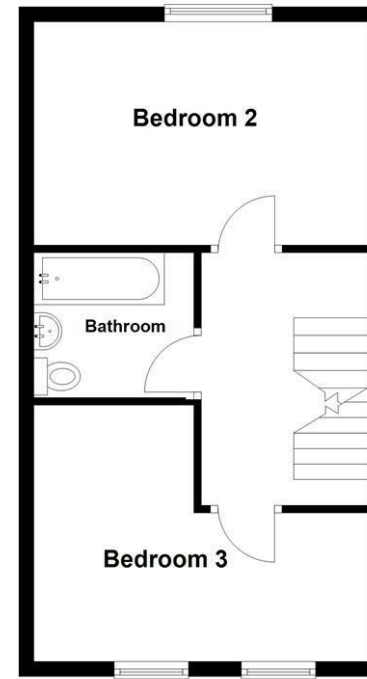




**Ground Floor**  
Approx. 44.1 sq. metres (474.3 sq. feet)



**First Floor**  
Approx. 38.7 sq. metres (416.3 sq. feet)



**Second Floor**  
Approx. 31.0 sq. metres (333.7 sq. feet)



Total area: approx. 113.7 sq. metres (1224.3 sq. feet)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</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>			
<i>Not energy efficient - higher running costs</i>			
		<b>77</b>	
<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.