



49, Lammas Leas Road

| Market Rasen | LN8 3AP

£175,000



Perkins George Mawer & Co.

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

# 49

Lammas Leas Road |

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£175,000

Cosy Detached Bungalow within Walking Distance to the Town Centre. Market Rasen caters for all your 'every day' needs with Doctors, Tesco Supermarket, Co-op Food Store and Aldi Supermarket a little further out of the town. There are a good range of Independent Shops, Hairdressers, Vets, Bars, Pubs and Restaurants and a Leisure Centre. There are the beautiful Willingham Woods just a short journey away for anyone wanting to go walking and get some fresh air or simply enjoy a coffee or tea at the cafe. Market Rasen also boasts a Train Station if you need to travel further afield.

This well presented bungalow is warmed by gas radiator heating and the warmth is retained by uPVC double glazing. It comprises in brief: Entrance Porch, Reception Hall, Living Room, Fitted Kitchen, Two Bedrooms (one currently used as a Dining Room/Study) and a Bathroom. Outside there are Gardens to Front and Rear, the latter having a useful Summer House and there is also Parking for Three Cars.

- Cosy Detached Bungalow
- uPVC Double Glazing
- Living Room & Kitchen
- Rear Garden with Summer House
- Walking Distance of Town
- Gas Radiator Heating
- Two Bedrooms & Bathroom
- Parking for Three Cars

### Entrance Porch

Approached through uPVC half double glazed and half panelled entrance door. Windows to sides and front. Quarry tiled floor. Half uPVC panelled inner door with two double glazed inserts to:-





### Reception Hall

Radiator. Coving. Doors off.

### Cosy Living Room

10'11 x 11'9 (3.33m x 3.58m)

Fireplace with beam. Coving. Window to front. Radiator.

### Fitted Kitchen

9'9 x 8'8 plus recess (2.97m x 2.64m plus recess)

Oak effect wall and base units. Roll-top 'Terrazzo' style work surface with inset single drainer, stainless steel sink top. Tiled splashbacks. Window to side. Half uPVC double double glazed door to side. Gas boiler. Double radiator.

### Bedroom One

11'1 x 11'7 (3.38m x 3.53m)

Window to front. Radiator. Coving.

### Bedroom Two or Dining Room

9'9 x 11'7 (2.97m x 3.53m)

Window to side. Radiator.

### Bathroom

White suite of panelled bath having shower and screen over. Pedestal wash basin. Low level w.c. Tiled to full height. Loft access. Radiator. Window to rear.

### Front Garden

Walled front boundary. Lawn and borders. Parking for two cars. Gated access to:-

### Rear Garden

Additional hardstanding for third car space, trailer etc. Paved patio. Lawn. Summer House.

### Additional Information

Tenure: Freehold

Services: All mains services are connected.

Council Tax Band: B - West Lindsey

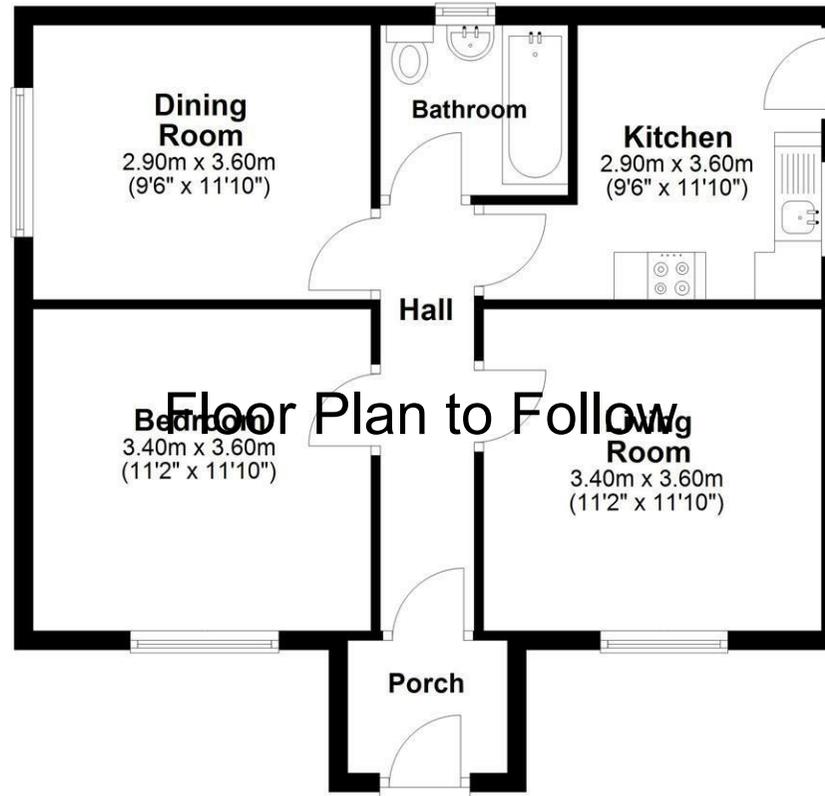
EPC Rating: T.B.C.



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

## Ground Floor

Approx. 56.3 sq. metres (606.2 sq. feet)



## Floor Plan to Follow

Total area: approx. 56.3 sq. metres (606.2 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.