



Karibu, Old Gallamore Lane

| Middle Rasen, Market Rasen | LN8 3US

£290,000



Perkins George Mawer & Co.

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

Karibu

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Detached Dormer Bungalow in sought after village location which has flexible living accommodation to suit a wide range of different buyer's needs. Whilst Middle Rasen has good local services including a Local Store, Post Office and Primary School, it is less than two miles from Market Rasen which has a greater selection of leisure and shopping facilities, catering for most every day needs.

The accommodation comprises in brief: Rear Boot Room/Entrance, Kitchen, Dining Room, Living Room, Garden/Sitting Room leading to Conservatory, Two Ground Floor Bedrooms and Bathroom. Galleried First Floor Landing, Bedroom Three and Shower Room. Outside there are Good Sized and Established Gardens, Long Driveway providing Parking for Several Cars plus Gated Hardstanding for another vehicle such as a caravan and a Single Garage.

- Charming Detached Chalet Bungalow
- Cherished & Loved Home
- Conservatory, Kitchen & Rear Boot Room
- Ample Parking, Hardstanding & Garage
- Popular Village Setting
- Three Reception Rooms
- Bathroom plus First Floor Shower Room
- Set in Good Sized Gardens

Rear Boot Room/ Entrance

Approached via half uPVC panelled and half double glazed entrance door. Windows to sides and rear. Terracotta colour tiled floor. Single glazed inner door to:-





Kitchen

10'7 x 10'1 (3.23m x 3.07m)

Fitted wall and base units, wall units with pelmets. Cream colour, marble effect work-surfaces with inset one and a half bowl, single drainer, stainless steel; sink top. Tiled splashbacks. Built-in oven. Window to side. Beams to ceiling. Double opening doors to:-

Dining Room

10'10 x 9'9 plus recess (3.30m x 2.97m plus recess)

Beams to ceiling. Radiator. Two windows to side. Two radiators.

Inner Hall

Open tread stairs to First Floor. Radiator. Coving. White panel effect doors off.

Living Room

11'4 x 14'5 (3.45m x 4.39m)

Fireplace with brick surround, wooden mantel and quarry tiled hearth. Coving. Picture friezes. Double radiator. Bow window to the front with diamond leaded feature.

Garden/Sitting Room

12'1 x 10'5 (3.68m x 3.18m)

Plate shelf. Window to side. Radiator. Double glazed, double doors to:-

Conservatory

8'8 x 9'3 (2.64m x 2.82m)

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

Bedroom One

10'2 x 11'9 plus wardrobes (3.10m x 3.58m plus wardrobes)

Two double floor to ceiling fitted wardrobes. Bow window to the front with diamond leaded feature. Double radiator. Coving.

Bedroom Two

10'5 x 11'0 (3.18m x 3.35m)

Window to side. Radiator. Coving.





First Floor Galleried Landing

12'5 x 1'-4 (overall measurement) (3.78m x 0.30m-
'1.22m (overall measurement))

Central rising staircase. Velux rooflight. Double radiator.

Bedroom Three

8'9 x 8'9 plus recess (2.67m x 2.67m plus recess)

Double wardrobe. Eaves access. Radiator.

First Floor Shower Room

Shower in single enclosure. Low Level W.C. Pedestal wash basin. Tiling to water sensitive areas. Window to rear. Radiator. Eaves access point.

Front Garden

Lawn. Rockery. Cobbled and bonded resin driveway providing parking for several cars and access to Garage and Hardstanding.

Hardstanding

Approached via double opening, ranch style five bar gates.

Single Garage

Up and over door. Door to Rear Garden.

Fan Shaped Rear Garden

Expanse of lawn. Walled border. Patio. Timber garden shed. Summerhouse.

Additional Information

Tenure: Freehold

Services: All mains services are connected

EPC Rating: D

Council Tax Band: C - West Lindsey



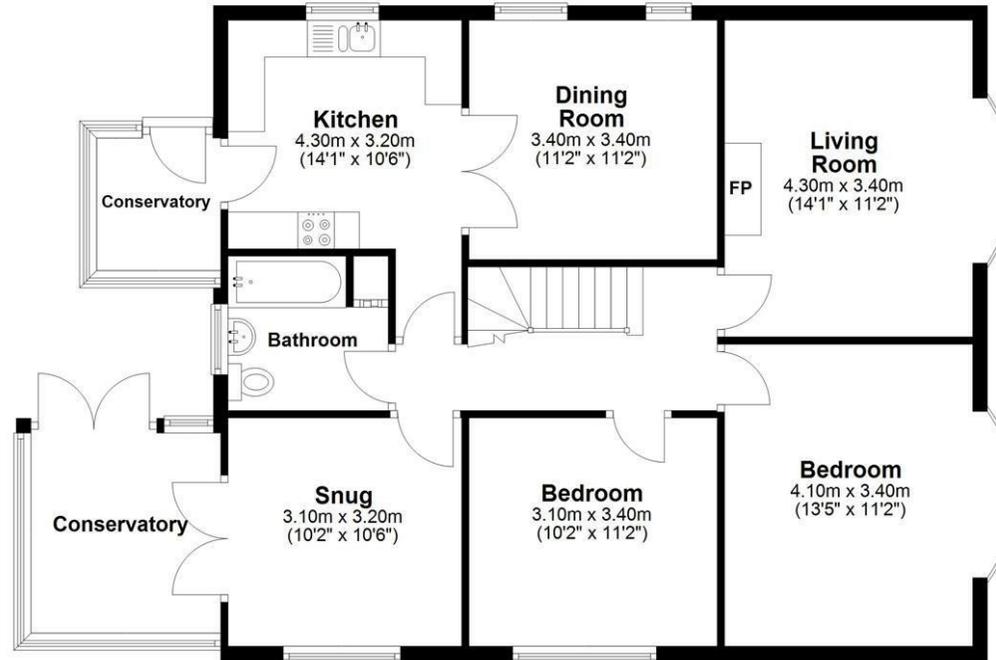


Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | 75 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

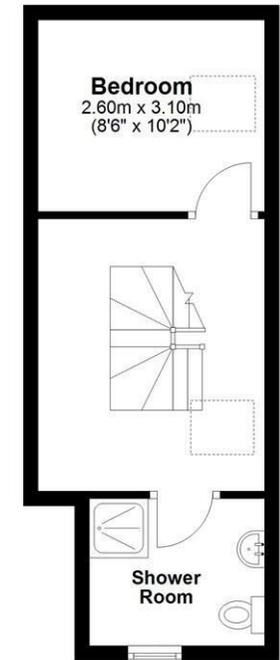
Ground Floor

Approx. 99.0 sq. metres (1065.6 sq. feet)



First Floor

Approx. 24.9 sq. metres (268.0 sq. feet)



Total area: approx. 123.9 sq. metres (1333.6 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.