



74, Gordon Field

| Market Rasen | LN8 3AE

£150,000



Perkins George Mawer & Co.

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

# 74

Gordon Field |

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£150,000

Semi Detached Home in Popular Location close to Market Rasen and Offered For Sale with No Chain! Being close to the heart of the town means you have everything at your finger tips and for convenience including Nurseries, Primary School and the De Aston Secondary School. Tesco Supermarket and the Co-Op Food Store are within easy reach, as are the Cafes, Restaurants, Vets, Doctors and the Railway Station, for anyone needing to travel further afield.

The home is warmed by Gas Radiator Heating and is retained by uPVC double Glazing. It comprises in brief: Entrance Porch, Reception Hall, Potential Shower/Cloakroom, Living Area with archway to Dining Area, Conservatory and Kitchen. There are Three First Floor Bedrooms and a Bathroom. Outside you have a Front Garden, Side Garden which could potentially be enclosed for a more private feel and a Low Maintenance Rear Patio Garden.

- Semi Detached close to Town
- Cloakroom plus Bathroom
- Kitchen, Conservatory & Three Bedrooms
- Garage plus Parking
- Popular Quiet Location
- Lounge & Dining Areas
- Gardens to Three Sides
- No Chain

### Entrance Porch

Approached through uPVC entrance door with double glazed insert. Window to side. Aluminium framed, double glazed inner door and matching side screen to:-

### Reception Hall

Stairs to First Floor with cupboard under. Double radiator. Dado rail. Coving. White panel effect doors to Shower/Cloakroom and Living Area.

### Potential Shower/Cloakroom

Low Level W.C. Corner wash basin.

### Living Area

11'5 x 12'11 (3.48m x 3.94m)

Window to front. Double radiator. Coving. Gas living flame fire. Archway to:-





### Dining Area

8'1 x 9'5 (2.46m x 2.87m)

Double radiator. Coving. White panel effect door to Kitchen and double glazed patio doors to:-

### Conservatory

7'4 x 9'1 (2.24m x 2.77m)

Radiator. Tiled floor. uPVC wood effect double glazed windows to side and rear, matching patio doors to Garden.

### Kitchen

9'6 x 9'7 (2.90m x 2.92m)

Oak fronted wall and base units, wall units with pelmets. Roll top work-surface with inset one and a half bowl, single drainer sink top. Built-in electric oven, gas hob and extractor hood. Tiled splashbacks and floor. Double radiator. Window and uPVC double glazed door to Rear Patio Garden. Gas boiler.

### Landing

Access to loft. Coving. Dado rail. White panel effect doors off.

### Bedroom One

11'4 x 8'6 plus wardrobes (3.45m x 2.59m plus wardrobes)

Two double wardrobes, four double storage cupboards. Radiator. Coving. Airing cupboard housing foam lagged hot water cylinder. Window to front.

### Bedroom Two

11'0 x 8'7 plus wardrobes (3.35m x 2.62m plus wardrobes)

Two double wardrobes, four double storage cupboards. Radiator. Window to rear.

### Bathroom

Panelled bath with electric shower over. Low Level W.C. Wash hand basin in vanity with double cupboard under. Radiator. Tiled splashbacks. Two windows to rear.

### Front Garden

Approached via wrought iron gate and having low retaining wall and circular patio.

### Side Garden

Potential to be enclosed and offer a private lawned garden. Pathway to Rear Patio Garden and Driveway.

### Rear Patio Garden

### Driveway & Single Garage

Parking for one car plus single garage with up and over door.

### Additional Information

Tenure: Freehold

Services: All mains services are connected

EPC Rating: D

Council Tax Band: C

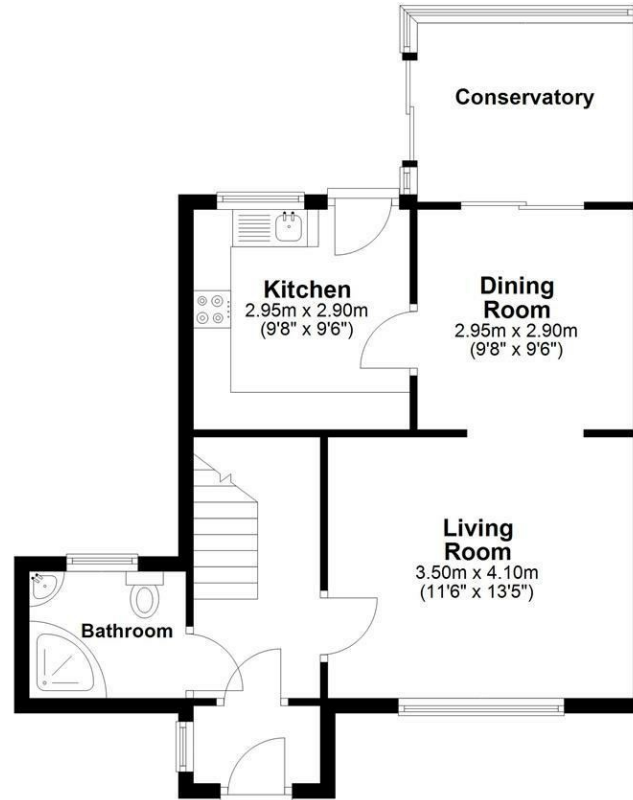


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>60</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	

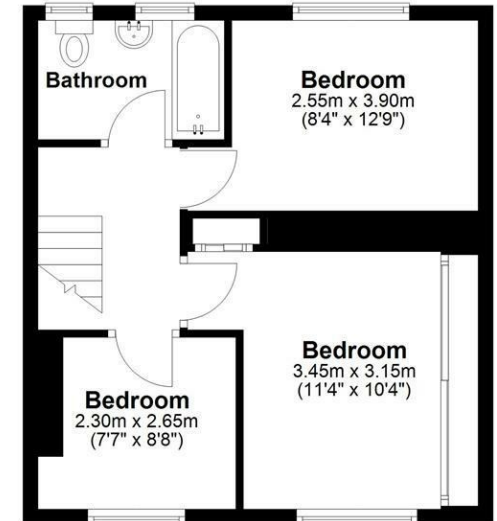
### Ground Floor

Approx. 51.6 sq. metres (555.2 sq. feet)



### First Floor

Approx. 38.6 sq. metres (416.0 sq. feet)



Total area: approx. 90.2 sq. metres (971.1 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.