



Southwold Cottage, Old Gallamore Lane

| Middle Rasen, Market Rasen | LN8 3US

£300,000



Perkins George Mawer & Co.

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

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A Stunning and Pretty Detached Bungalow which has been modernised throughout over the past few years, yet sympathetically finished with a cottage style. Set in a Quiet 'No Through' Road in Middle Rasen, which has an active community centred around the Village Hall, Primary School and Nags Head. There is a Post Office and General Store whilst Market Rasen has a wider range of Independent Shops, Schooling, Doctors, Vets, Leisure Centre, Cafes and Bars or you can hop onto the train at the Railway Station if you need to travel further afield.

The very well presented accommodation is Warmed by Gas Radiator Heating and retained by uPVC Double Glazing. It comprises in brief: Entrance Hall,. Living Room with Log Burner, Re-Fitted Kitchen opening to the Dining Area, Three Bedroom, Luxury Bathroom with 'Slipper Bath' and separate Shower Cubicle. Outside there are Beautiful Gardens, the Rear Garden being of a Good Size and having a Private Feel. There is Parking, a Car Port, Large Wooden Workshop, a 'Dutch Barn' style Shed and Summer House.

- Cherished, Detached Bungalow
- Quiet 'Tucked & Away' Location
- Sleek, Re-Fitted Modern Kitchen
- Lounge & Separate Dining Area
- Three Good Sized Bedrooms
- Luxury Bathroom with Shower
- Parking and Car Port
- Stunning Rear Garden

Entrance Hall

21'5" x 4'7" (6.55 x 1.40)

Front door opens on to hallway, with shelved storage cupboard and leading onto accommodation.





Lounge

15'1" x 10'9" (4.60 x 3.30)

Dual fuel stove and feature fireplace. Window on to front gardens.

Kitchen/Diner

20'8" x 9'5" (6.30 x 2.89)

Fitted milk base and wall gloss base units with slimline worktop and Belfast style sink. Integral double oven and separate gas hob, as well as integral washer/dryer, fridge freezer and dishwasher (BOSCH). Cupboard for combi boiler (IDEAL - new in 2020).

With French patio doors opening out on to rear garden and grounds.

Bedroom One

13'11" x 10'4" (4.25 x 3.15)

Window overlooking front gardens, and feature fireplace.

Bedroom 2

11'9" x 7'3" (3.60 x 2.21)

Built in corner cupboard.

Bedroom 3

11'9" x 10'5" (3.60 x 3.20)

Currently used as an office, with fitted mirrored wardrobes.

Bathroom

8'3" x 5'8" (2.53 x 1.75)

Pocket sliding door, free standing slipper bath, separate shoer cubicle with drench head, WC, separate sink unit and radiator with towel rail.





Front Garden

Laid to lawn, with a gravel driveway, carport and ample parking for several cars.

Large Wooden Workshop

Light and electric.

Rear Garden

Offers a patio area with pond which opens out on to lawned gardens with trees, shrubbery and planted borders. Garden shed. A decking area to the southern elevation is complete with pergola over. Summer House.

Additional Information

Services: Mains Water, Electricity and Drainage. There is also a Mains Gas connection with Gas Central Heating system and 'IDEAL' combi boiler installed in 2020 and uPVC windows and doors throughout.

Tenure: Freehold

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		80
(55-68) D	65	
(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. 96.9 sq. metres (1043.2 sq. feet)



Total area: approx. 96.9 sq. metres (1043.2 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:
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