



# 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, Wooden Garage/Workshop and a 'Dutch Barn' style Shed.

- 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)

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

### Kitchen/Diner

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

Fitted mink 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)

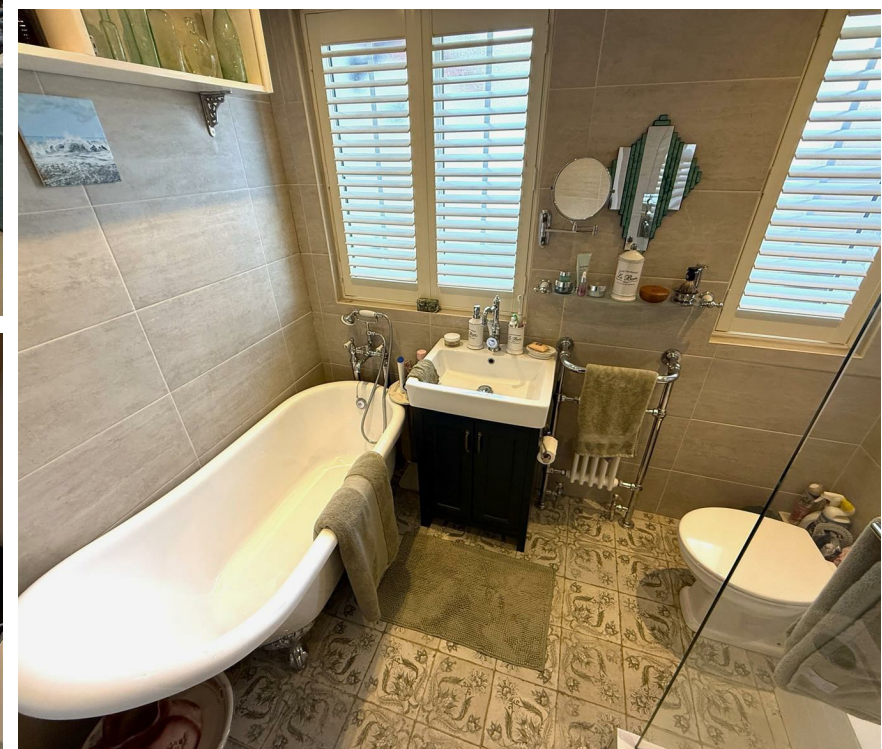
Currently used as an office, with fitted mirrored wardrobes.

### 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 Garage

Power connection.

### 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.

### 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





## Floor Plan to Follow

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>	65		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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.