



Perkins George Mawer & Co.  
**FOR SALE**  
01673 843011  
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# Chez-Nous, Walesby Road

| Market Rasen | LN8 3EY

Offers In The Region Of £250,000



**Perkins George Mawer & Co.**

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

# Chez-Nous

Walesby Road |

Market Rasen | LN8 3EY

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A Deceptively Spacious, Detached Bungalow with Open Views to Front and Rear. Situated on the edge of Market Rasen in highly favoured location with nearby walks in both the open Lincolnshire Countryside or Middle Rasen and Usselby Wooded Plantations. Take a short drive up to The Wolds Edge and enjoy a tea or coffee and a catch up with friends or family or use their highly regarded butchers and shop for your everyday needs. Market Rasen itself has a Tesco Supermarket, Co-Op Food Store and Aldi Supermarket. There are a good range of Independent shops as well as a Leisure Centre plus a Doctors Surgery, Vets and if you need to travel further afield, you can catch the train at the Railway Station.

This Detached Bungalow is truly Deceptive Spacious, it is mostly uPVC double glazed and is warmed by Gas Central Heating. The accommodation comprises in brief; Entrance Porch opening to Living Room, Separate Dining/Family Room, Sitting/Garden Room, Kitchen, Three Bedrooms and Re-Fitted Shower Room. Outside there is a Front Garden with Driveway providing Parking and access to the Timber Single Garage. The 'Level' Rear Garden is a good size and has direct open views beyond.

- Cherished Family Bungalow
- Sought After Location
- Three Reception Rooms & Kitchen
- Fantastic Rear Garden
- Open Views to Front & Rear
- Deceptively Spacious Home
- Three Bedrooms & Re-Fitted Shower Room
- Parking plus Timber Garage

## Entrance Porch

4'3 x 6'11 (1.30m x 2.11m)

Approached through glazed entrance door. Windows to front and sides. Radiator. Open to:-





### Living Room

11'11 x 12'0 minimum (3.63m x 3.66m minimum)

Plate shelf. Gas coal effect fire with marble effect hearth, surround and mantel. Fireside recesses, one with double storage cupboard, glazed display shelving and double opening glazed display cabinet over. Double radiator. Doors to Bedroom Three and Dining/Family Room.

### Bedroom Three

9'10 x 8'4 plus wardrobes (3.00m x 2.54m plus wardrobes)

Two double wardrobes with matching storage over. Window to front. Radiator. Coving.

### Dining/Family Room

15'4 maximum x 13'0 (4.67m maximum x 3.96m)

Two windows to the side. Double radiator. Access to loft. Coving. Double opening storage cupboard and matching storage above. Doors to Bedrooms One and Two plus Kitchen.

### Bedroom Two

9'11 x 9'11 (3.02m x 3.02m)

Window to side. Radiator. Coving.

### Bedroom One

9'10 x 15'4 plus wardrobes (3.00m x 4.67m plus wardrobes)

Three double wardrobes with matching storage over. Coving. Radiator. Window to side. Internal windows to Sitting/Sun Room.

### Kitchen

9'10 x 9'1 (3.00m x 2.77m)

Fitted wall and base units, matching larder unit. Wood effect work-surfaces with inset single drainer, stainless steel sink top. Space for washing machine and slimline dishwasher. Tiled to full height. Window to side. Double radiator. Door to:-

### Inner Hall

Radiator. Half uPVC panelled and half double glazed door to driveway. Doors to Sitting/Garden Room and Re-Fitted Shower Room.





### Sitting/Garden Room

15'1 x 6'11 (4.60m x 2.11m)

Gas boiler. Radiator. Window to side. Coving. Double glazed patio doors to garden.

### Re-Fitted Shower Room

Large walk-in 'rain' shower with glazed screen and 'Mermaid' style, grey sparkle finish boarding. Trough style sink in white high-gloss finish vanity unit with double cupboard under. Low Level W.C. Window to rear. Radiator. Double opening airing cupboard with foam lagged hot water cylinder.

### Front Garden

Low hedgerow to front boundary. Lawn and flower border. Tarmac driveway providing parking and access to additional block paved parking and the Timber Single Garage.

### Timber Single Garage

17'9 x 9'7 (5.41m x 2.92m)

Double opening timber doors. Most walls finished in timber construction. Light and electric. Door to side.

### Rear Garden

Paved patio. Cold water tap. Expanse of lawn. Greenhouse. Timber garden shed. Hedgerow to bottom boundary with open fields and views beyond.

### Additional Information

Tenure: Freehold

Council Tax Band: C - West Lindsey

EPC Rating: D

Services: All mains services are connected





Total area: approx. 102.6 sq. metres (1104.3 sq. feet)  
Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

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>		<b>75</b>
(55-68) <b>D</b>	<b>64</b>	
(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	

**Perkins George Mawer & Co**  
Corn Exchange Chambers  
Queen Street  
Market Rasen  
Lincolnshire  
LN8 3EH

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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.