

31, Anglian Way

| Market Rasen | LN8 3RP

£175,000

Perkins George Mawer & Co.

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

31

Anglian Way |

Market Rasen | LN8 3RP

£175,000

Cherished Bungalow in a Quiet Spot with a South Westly Facing Garden. 'Stones Throw' from Market Rasen Town Centre which Caters for your Every- Day Needs including Tesco Supermarket, Co-Op Food Store and Doctors Surgery as well as a good range of Shops and Cafes. Alternatively you can catch the local train for travelling further a field from the Railway Station in Town.

The property is warmed by gas central heating, uPVC double glazed and Modern Fitted Kitchen welcome you. Accommodation comprises Living Room, Bedroom One to Rear, Second Bedroom Dining Room and Conservatory leading to an Enclosed Garden.

Viewing is a must to appreciate this Tranquil Way of Living.

- Cherished Bungalow
- Modern Fitted Kitchen
- Two Bedrooms & Shower Room
- Single Garage & Parking
- Stone Throw From Town
- Spacious Lounge plus Conservatory
- Enclosed South Westerly Garden
- No Onward Chain

Entrance Hallway

PVC front door. Leading to .....

Living Room

10'9" x 15'8" (3.3m x 4.8m)

Spacious Living Room with electric fire, neutral decor. Box window to front aspect and two radiators.

















Modern Kitchen

Cream floor and walls units with eye level electric oven and separate gas hob. Window to front aspect. Roll top work surface with inset single drainer, stainless steel sink top. Tile splashbacks, radiator and cupboard housing the gas boiler.

Bedroom One

12'1" x 10'9" (3.7m x 3.3m)

Double bedroom to rear aspect with built in wardrobes. Window overlooking the garden and radiator.

Bedroom Two or Dining Room

9'6" x 7'10" (2.9m x 2.4m)

Last used as a dining room, leading into the conservatory. Radiator.

Conservatory

7'6" x 6'10" (2.3m x 2.1m)

Double glazed with terracotta tiles and doors leading to the garden.

Shower Room

Single shower unit with toilet and matching sink, with radiator and window to the south west.

Single Garage

Driveway allowing two vehicles and single garage with access from the side gate.

Rear Garden

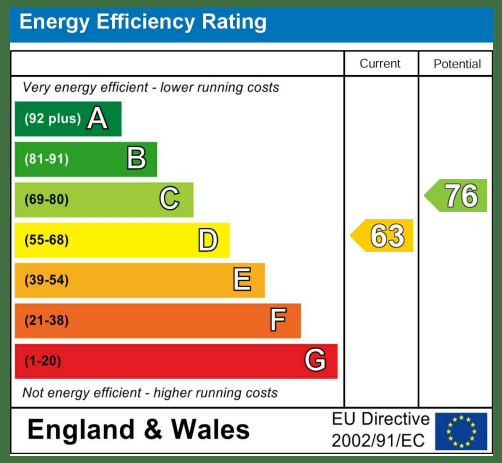
Enclosed garden with raised beds and paved path around with side gate to the driveway/garage.

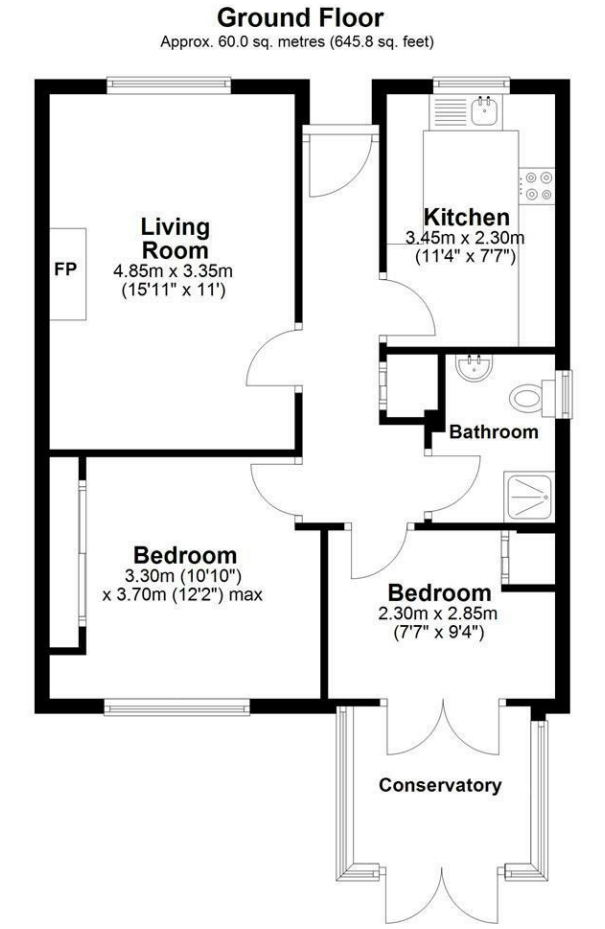
Additional Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: B-West Lindsey
Services: TBC









Total area: approx. 60.0 sq. metres (645.8 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

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.