



Fonda Rosa, 20 Low Church Road

| Middle Rasen, Market Rasen | LN8 3TY

£285,000



Perkins George Mawer & Co.

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

# Fonda Rosa

20 Low Church Road |

Middle Rasen, Market Rasen | LN8 3TY

£285,000

A Beautifully Maintained and Well Loved Family Bungalow set in the Heart of this sought after village, in a quiet spot, which is served by a Primary School, Church, Local Store and Pub and has a Thriving Community Feel. Alternatively, if you need any of your 'every day essentials' you can pop to Aldi Supermarket a short drive away or meet friends at the Starbucks Cafe or venture into Market Rasen for further Independent Shopping, Doctors, Vets, Tesco Supermarket, Co-Op Food Store, Leisure Centre or Train Station for anyone wanting to travel further afield, perhaps to visit Friends or Family, all within two miles distance.

This Cherished Bungalow is in very neat order, it has been kept 'Spick and Span' and will be a Wonderful Home to the next custodian. It is warmed by oil fired central heating and retained by uPVC Double Glazing. The Well Proportioned Accommodation comprises in brief; Entrance Porch, Reception Hall, Spacious Living Room, Breakfast Kitchen, Side Hallway with Pantry and Separate Store Room off and access to the adjoining Single Garage from inside. There are Three Bedrooms (two with fitted wardrobes) and a Bathroom. Outside there are Well Tended Gardens to Three Sides, a Bonded Resin Driveway providing Parking for two cars and giving vehicle access to the Single Garage. Offered For Sale with No Onward Chain.

- Cherished Family Bungalow
- Quiet Village Position
- Stone's Throw from Market Rasen
- Spacious Living Room
- Kitchen/ Breakfast Room
- Three Bedrooms & Bathroom
- Well Tended gardens to Three Sides
- No Onward Chain

## Entrance Porch

uPVC double glazed entrance door. Matching picture window to the front. Double glazed inner door and matching side screen to:-

## Reception Hall

Radiator. Coving. Access to loft. Doors off and Archway to kitchen/Breakfast Room.

## Spacious Living Room

12'8 x 13'2 extending to 14'3 (3.86m x 4.01m extending to 4.34m)  
Open fire with tiled hearth, surround and mantel. Window to front.  
Double radiator. Coving.





### Kitchen/Breakfast Room

12'8 maximum (into recess) x 12'10 (3.86m maximum (into recess) x 3.91m)

Wood panel fronted wall and base units. Roll-top work-surfaces with inset single drainer, stainless steel sink top. Electric cooker. Washing machine. Tiled splashbacks. Coving. Airing cupboard housing hot water cylinder. Half single glazed door to:-

### Side Hallway

Doors to Store Cupboard, Garage and Walk-In Pantry with shelving and window to rear. uPVC double glazed door to garden.

### Bedroom One

11'0 x 10'11 plus wardrobe (3.35m x 3.33m plus wardrobe)  
Double width wardrobe. Coving. Radiator. Windows to front and side.

### Bedroom Two

8'1 x 11'0 plus wardrobe (2.46m x 3.35m plus wardrobe)  
Double width wardrobe. Radiator. Coving. Window to side.

### Bedroom Three

9'0 x 10'11 (2.74m x 3.33m)  
Window to side. Radiator. Coving.



### Bathroom

Panelled bath with shower and screen over. Pedestal wash basin. Low Level W.C. Tiling to water sensitive areas. Radiator. Window to rear.

### Front Garden

Approached via double opening wrought iron gates which lead to a bonded resin driveway providing parking for two cars and access to the Attached Single Garage. Lawn and flower borders.

### Attached Single Garage

15'1 x 8'5 (4.60m x 2.57m)  
Gas boiler. Electric roller door. Internal door to Side Hallway.

### Side and Rear Gardens

Lawns. Patio. Flower and herbaceous borders. Shed. Cold water tap.

### Additional Information

Tenure: Freehold

Services: Oil fired central heating

EPC Rating: F

Council Tax Band: C - West Lindsey

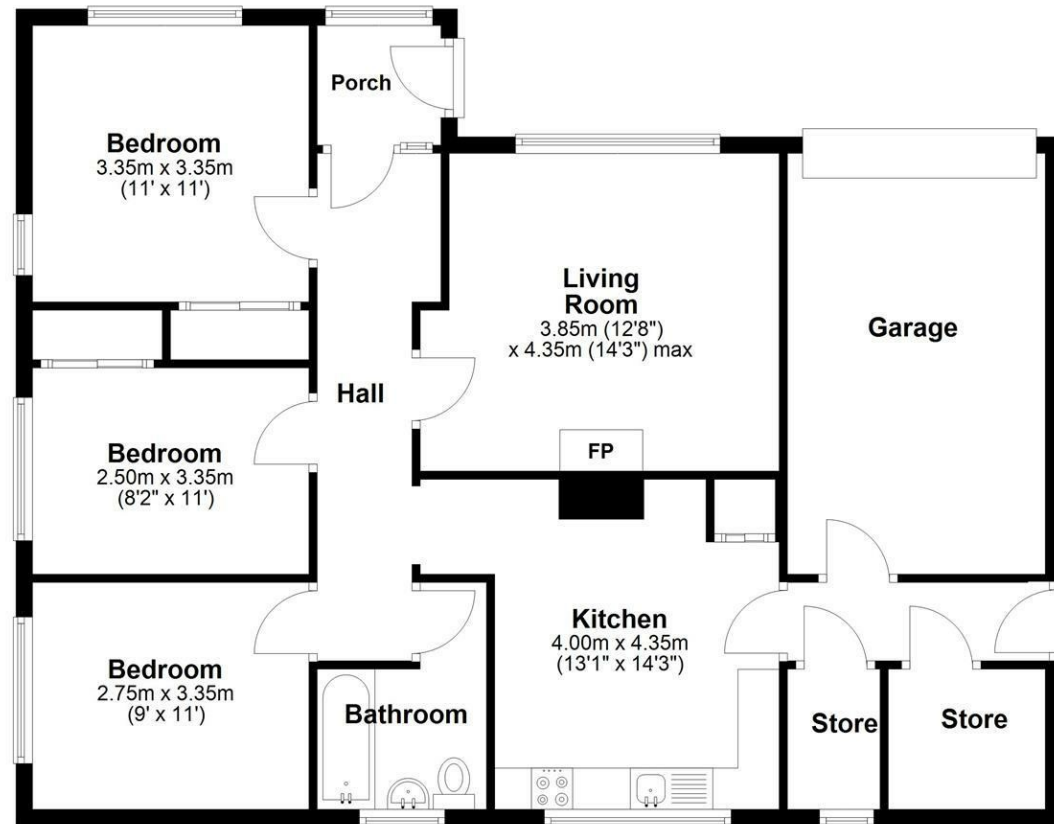




| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         | 66        |
| (39-54) <b>E</b>                            |                         | 37      |           |
| (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. 104.2 sq. metres (1121.4 sq. feet)



Total area: approx. 104.2 sq. metres (1121.4 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.