



## Copperstones, 4, Beechers Way

| Market Rasen | LN8 3FJ

£350,000



Perkins George Mawer & Co.

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

# Copperstones, 4

Beechers Way |

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Good Sized Detached Bungalow which is in Good Order throughout set on a private drive within this Popular and Sought After Location close to Market Rasen. There are a good selection of amenities covering your everyday needs including Tesco and Aldi Supermarkets, Co-op Food Store, Doctors, Vets, Dentists and range of Independent Shops, Bars and Pubs. There is a Railway Station for anyone needing to travel further afield.

This home is of a Spacious Nature and it has been Well Maintained, however the new custodian may want to stamp their own mark by refurbishing the Bathrooms and Kitchen. It is warmed by gas central heating and retained with the help of uPVC double glazing. The generous accommodation comprises in brief; Reception Hall, Living Room, Separate Dining Room, Kitchen/Breakfast Room, Utility Room, Three Bedrooms, En-Suite Cloakroom and Bathroom. Outside there are Well Tended Gardens to Front and Rear including a shed and a View Over to Countryside from the Rear Garden. There is Parking for Two-Three Cars and a Single Attached Garage.

- Well Maintained Bungalow
- Well Tended Gardens
- Kitchen/Breakfast plus Utility
- Family Bathroom, En-Suite Cloakroom
- Generous Sized Rooms
- Two Reception Rooms
- Three Good Sized Bedrooms
- Garage and Parking

## Reception Hall

Approached via half uPVC panelled entrance door with obscure double glazed inert with stained and leaded feature, matching side screen. Double opening airing cupboard. Separate coat cupboard. Coving. Two radiators. Access to loft. White panel effect doors off.





### Living Room

12'10 x 16'1 maximum (3.91m x 4.90m maximum)

Gas coal effect fire with quarry tiled hearth, brick style surround and wooden mantel plus T.V. plinth. Coving. Double opening, double glazed doors to rear garden. Two windows to rear. Double radiator.

### Separate Dining Room

10'5 x 14'5 (3.18m x 4.39m)

Two windows to the front. Radiator. Coving. White panel effect door to:-

### Kitchen/Breakfast Room

12'10 x 9'1 (3.91m x 2.77m)

Fitted wall and base units. Roll top work-surfaces with inset single drainer sink top. Built-in electric oven, built-in microwave (not currently in working order). and gas hob. Tiled splashbacks. Radiator. Window to rear. Coving. White panel effect door to:-

### Utility Room

9'4 x 7'1 (2.84m x 2.16m)

Matching base units and work-surfaces. Stainless steel single drainer sink top. Tiled splashbacks. Radiator. Window to side. Half uPVC and half double glazed door to rear garden. Door to garage.

### Bedroom One

12'11 average x 12'10 (3.94m average x 3.91m)

Fitted bedroom furniture including three double wardrobes, two single wardrobes and drawer unit. Coving. Two windows to the rear. Radiator. White panel effect door to:-

### En-Suite Cloakroom

Scope to be an En-Suite Shower Room with the current space for a shower being used as a storage/linen cupboard. Low Level W.C. Pedestal wash basin. Tiling to water sensitive areas. Radiator. Window to rear.

### Bedroom Two

11'10 x 12'11 (3.61m x 3.94m)

Two windows to the front. Radiator. Coving.



**Bedroom Three**  
11'11 x 8'11 (3.63m x 2.72m)  
Radiator. Coving. Window to side.

**Bathroom**  
Panelled bath. Step-in shower cubicle. Pedestal wash basin. Low Level W.C. Tiling to water sensitive areas. Double radiator. Window to front. Coving.

**Front Garden**  
Lawn. Herbaceous and rose borders.

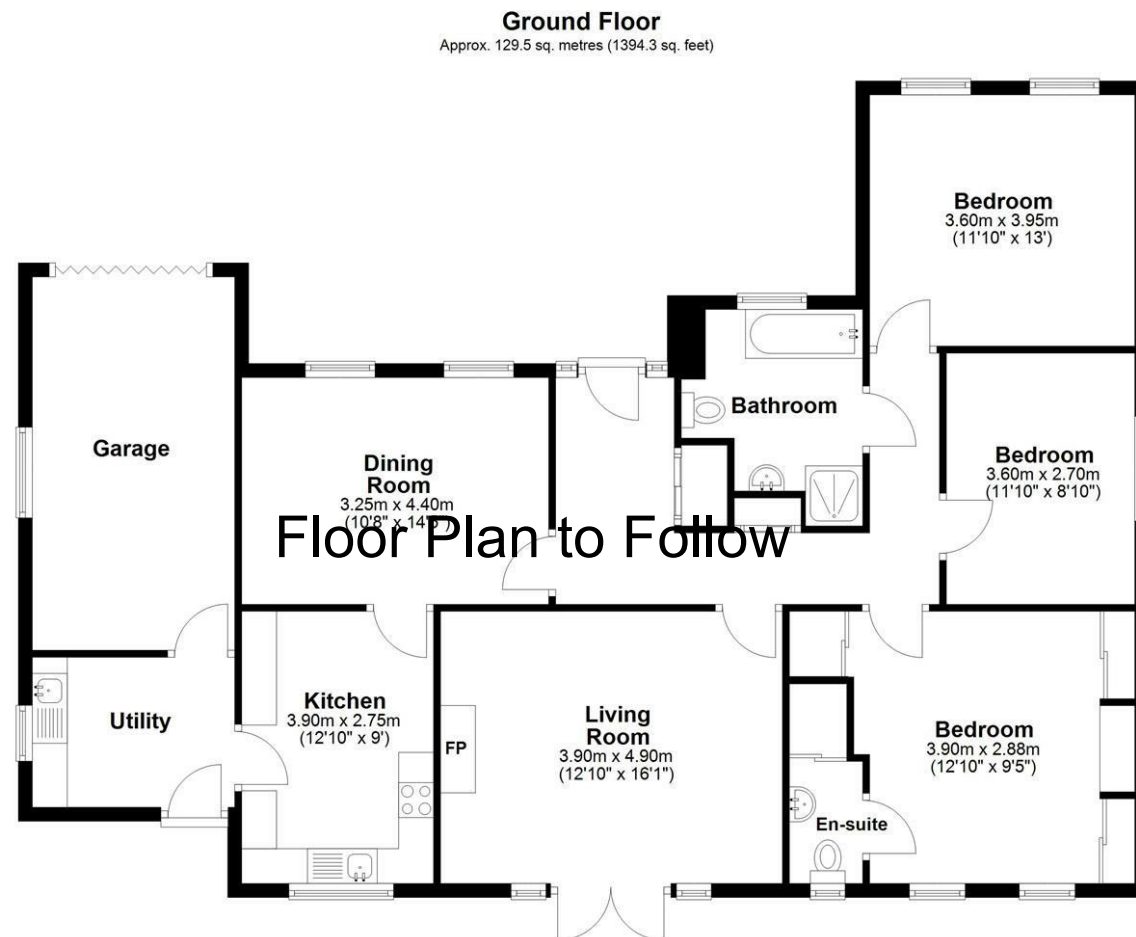
**Parking for Two Cars**  
And providing access to:-

**Attached Single Garage**  
17'6 x 9'6 (5.33m x 2.90m)  
Roller door. Door to Utility Room. Light and electric. Gas boiler.

**Good Sized Rear Garden**  
Gated access. Semi circular patio plus additional patio areas. Garden seating. Flower and herbaceous borders. Mature hedgerow.

**Additional Information**  
Tenure: Freehold  
Services: All mains services are connected  
EPC Rating: T.B.C.  
Council Tax Band: D - West Lindsey  
Broadband: Was connected via Talk Talk but this has been cancelled





Total area: approx. 129.5 sq. metres (1394.3 sq. feet)

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

#### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 76                         | 80        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.