



## 29, Dovecote

| Middle Rasen, Market Rasen | LN8 3UD

£350,000



Perkins George Mawer & Co.

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

# 29

Dovecote |

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Nestled in the charming village of Middle Rasen, this delightful detached house on Dovecote offers a perfect blend of comfort and style. With four spacious bedrooms and family bathroom, with a separate downstairs cloakroom. This home is ideal for families seeking both space and functionality.

As you enter the property from the driveway, you are welcomed by a bright hallway that leads to a convenient downstairs cloakroom. The airy living room, with its front aspect, provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the kitchen breakfast room, a generous space designed for gatherings with family and friends, where culinary delights can be enjoyed.

In addition to the main living areas, the property boasts a separate summer room, a versatile space that can be enjoyed throughout the seasons, whether for quiet contemplation or lively social gatherings. The good-sized utility room offers practical access to the garden, making chores a breeze.

The well-established wrap-around garden is a true highlight, providing ample outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air. With parking available for three vehicles, convenience is assured.

This home is warmed by oil central heating and features PVC windows, ensuring comfort and energy efficiency throughout the year. If you are looking for a property that combines modern living with a touch of countryside charm, this house in Middle Rasen is not to be missed.

- Detached Family Home
- Kitchen/Breakfast plus utility
- Four Bedrooms
- Well Maintained Gardens
- Beautiful Rear Views
- Spacious Living Room
- Summer Room
- Family Bathroom
- Driveway

## Porch

Parque flooring leads from the porch into the entrance hallway.

## Downstairs Cloakroom

7'02 x 2'10 (2.18m x 0.86m)

White push button WC and wall hung sink with cabinet above, side aspect window,





### Living Room

14'08 x 13'08 (4.47m x 4.17m)

Front aspect living room with bay window. Coving, vertical anthracite grey radiator. Modern wall hung electric fire and continuation of the laminate flooring from the hallway.

### Kitchen/Breakfast Room

23'07 x 11'09 (7.19m x 3.58m)

Double doors leading from the living room to this spacious kitchen-diner. Spot lights, coving, white vertical radiator and continuation of the laminate flooring. The kitchen area is fitted with cream units, chrome handles, a six ring electric cooker. Integral dishwasher and integral fridge. Understairs storage cupboard. Doors leading to front entrance hallway. Window to side aspect.

### Summer Room

14'02 x 11'03 (4.32m x 3.43m)

Double doors leading from the kitchen breakfast room. Spot lights, white vertical radiator and laminate flooring. Side aspect window and sliding patio doors leading to the rear garden.



### Utility Room

11'10 x 7'09 (3.61m x 2.36m)

Fitted with base units and room for washing machine and dryer. Space for freestanding fridge freezer. Stainless sink, window looking over the rear garden and side aspect back door and radiator.

### Master Bedroom

13'02 x 12'02 (4.01m x 3.71m)

Bright and airy front aspect large double bedroom. Large front aspect window and large radiator.

### Bedroom Two

13'65 x 12'01 (3.96m x 3.68m)

Rear double bedroom. Coving, radiator, window to rear aspect and window.





### Bedroom Three

13'65 x 12'01 (3.96m x 3.68m)

Rear small double bedroom. Coving, radiator and front aspect window.

### Bedroom Four

11'02 x 6'10 (3.40m x 2.08m)

Rear single bedroom or office. Coving, window to rear aspect, radiator and laminate flooring.

### Family Bathroom

7'07 x 4'00 (2.31m x 1.22m)

Rear aspect bathroom with white suite. P shaped bath with shower over. Tiled to wet areas, chrome towel radiator and window with privacy glass.

### Gardens

Wrap around garden from the front aspect leading round to the tapering rear garden. Patio area, laid to lawns with seating area to the decking. Beautiful views over the River Raise.

### Driveway

Front aspect driveway housing 3-4 vehicles.

### Additional Information

Tenure: Freehold

Services: Oil Central heating and mains water and electric

EPC Rating: TBC


Council Tax Band D

Broadband: Was connected to BT





## 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>			
(55-68) <b>D</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		

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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.