



## 3, Hunt Close

| Market Rasen | LN8 3EQ

Offers In The Region Of £375,000



**Perkins George Mawer & Co.**

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

# 3

Hunt Close |

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Offers In The Region Of £375,000

A Very Well Maintained and Presented, Detached Modern Bungalow in a Quiet Cul-De-Sac within easy reach of Market Rasen Town Centre. Market Rasen caters for all of your 'Every Day' needs with Tesco and Aldi Supermarkets and Co-Op Food Store. There are a good selection of Independent Shops, Bars and Restaurants. Doctors, Vets and a Railways Station for anyone needing to travel further afield.

This Pristine Bungalow is warmed by Gas Central Heating and the warmth is retained with the help of uPVC Double Glazing. It is on a Good Sized Corner Plot with a Larger Than Average Single Garage, Parking, Low Maintenance Front Garden and Beautifully Maintained Gardens to Side and Rear with various Sheds and Workshops. The accommodation comprises in brief; Entrance Porch, Reception Hall, Good Sized Living Room, Separate Dining Room, Conservatory, Kitchen, Utility Room and Cloakroom. There are Three Bedrooms, an En-Suite Shower Room and Bathroom. Viewing Is Recommended to Appreciate.

- Pristine Bungalow on Corner Plot
- Quiet Cul-de-Sac Location
- Three Bedrooms & Two Bathrooms
- Low Maintenance Front Garden
- Stunning Gardens to Three Sides
- Two Receptions plus Conservatory
- Kitchen, Utility & Cloakroom
- Parking plus Large Single Garage

## Entrance Porch

Approached through half panelled entrance door with two double glazed inserts and matching side screen. Window to side. Radiator. White panel effect door to:-





### Reception Hall

Double radiator. Coving. Access to loft. White panel effect doors off.

### Living Room

14'5 x 15'5 into bay (4.39m x 4.70m into bay)

Walk-in square bay window to the front. Coving. Double radiator.

Double opening white panel effect doors to:-

### Separate Dining Room

10'0 x 9'10 (3.05m x 3.00m)

Radiator. Coving. White panel effect door to Kitchen. Double

opening uPVC double glazed doors to:-

### Conservatory

11'6 x 11'1 (3.51m x 3.38m)

uPVC double glazed windows to sides and rear. Matching double

opening doors to rear garden.

### Kitchen

9'11 x 10'0 (3.02m x 3.05m)

Fitted wall and base units. Roll top worksurfaces with inset one and a

half bowl, single drainer stainless steel sink top. Built-in fridge and

dishwasher. Built-in electric double oven, stainless steel gas hob and

concealed extractor hood. Tiled splashbacks. Radiator. Window to

rear. White panel effect door to:-

### Utility Room

9'0 x 8'10 (2.74m x 2.69m)

Matching wall and base units and worksurfaces, inset single drainer

stainless steel sink top. Window to rear. Half panelled door to rear

garden with two double glazed inserts. Wall mounted cupboard

housing gas boiler. Radiator. White panel effect doors to Cloakroom

and Bedroom Three.

### Cloakroom

White suite of Low level W.C. Wash hand basin. Chrome heated

towel rail. Window to side.

### Bedroom Three

10'6 x 8'5 (3.20m x 2.57m)

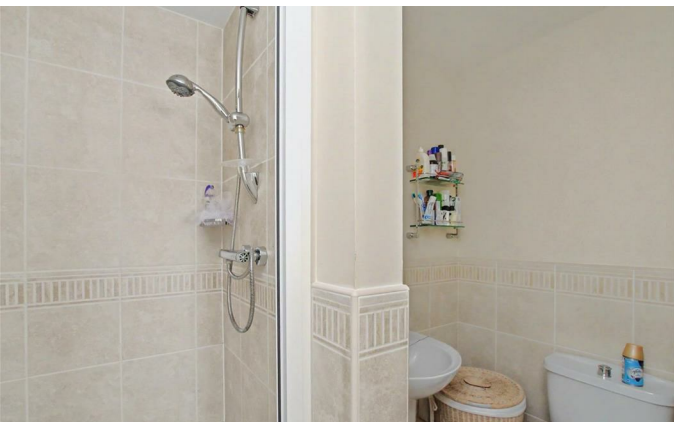
Window to front. Coving. Radiator.

### Bedroom One

12'1 x 11'6 plus wardrobe (3.68m x 3.51m plus wardrobe)

Double fitted wardrobe. Double radiator. Two windows to the front.

White panel effect door to:-



### En-Suite Shower Room

White suite of step-in shower cubicle. Pedestal wash basin. Low level W.C. Tiling to water sensitive areas. Towel rail. Window to side.

### Bedroom Two

9'0 x 12'10 (2.74m x 3.91m)

Window to rear. Covig. Radiator.

### Bathroom

White suite of panelled bath. Separate shower cubicle. Low level W.C. Pedestal wash basin. Tiling to water sensitive areas. Chrome towel rail. Window to side.

### Landscaped Low Maintenance Front Garden

Mostly pebbled with inset mature shrubs. Parking for two cars plus access to:-

### Larger Than Average Single Garage

17'4 x 14'11 (5.28m x 4.55m)

Electric door. Side personnel door to drive. Light and electric.

Gated storage area behind and next to the garage.

### Wrap Around Side and Rear Garden

Beautifully maintained side and rear garden. Two gated accesses. Extensive patio areas. Circular paved feature. Shaped lawn. Three Sheds/Workshops. Potting shed. Flower beds and borders.

### Additional Information

Tenure: Freehold

Council Tax Band: C - West Lindsey

EPC Rating: C

Services: All mains services are connected

Broadband Provider: E.E.





## 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>			<b>85</b>
(69-80) <b>C</b>	<b>74</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.