



Jasmin Cottage 38 - 39, Willingham Road

| Market Rasen | LN8 3DX

£200,000



Perkins George Mawer & Co.

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

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A Historic Grade II Listed Cottage. According to the owner, it is believed to be one the oldest homes in Market Rasen. It is located just a 'Stones Throw' from De Aston School plus many Independent Shops, Bars, Restaurants, Tesco Supermarket, Co-Op Food Store and the Railway Station, making it an ideal commuter home too if you need to travel further afield.

This is a Quirky and Characterful Home has been the subject of some recent improvement, which has Traditional Features such as Ceiling Beams, Stripped Doors and Fireplaces blended with modern features including much uPVC double glazing to the side and rear and an Amazing and Large Ground Floor Shower Room. The remaining accommodation comprises in brief: Sitting Room, Living Room with Log Burner, Dining Area which opens to the Kitchen Area, Side Boot Room and Large Ground Floor Shower Room. On the First Floor there are Four Bedrooms and a Cloakroom, whilst Outside there are Gardens to Side and Rear, a Covered Patio with access to a Scullery and Outbuilding, plus Two Further Outbuildings in the Rear Garden. It is Offered For Sale with No Onward Chain.

- Grade II Listed Cottage
- Close to Town Centre
- Many Character Features
- Three Receptions & Kitchen
- Four Bedrooms, Large Shower Room
- Gardens to Side & Rear
- Range of Outbuildings
- No Onward Chain

Sitting Room/Reception

11'11 x 10'4 minimum (3.63m x 3.15m minimum)

Approached via timber entrance door. Double opening, wall mounted glass fronted cabinet. Single glazed window to front. Quarry Tiled floor. Beamed ceiling. Stripped wood door to:-

Living Room

13'8 maximum x 8'2 extending to 10'6 (4.17m maximum x 2.49m extending to 3.20m)

Log burner. Quarry tiled floor. uPVC double glazed window to rear. Door to Covered Patio. Doorway to:-

Kitchen Area

7'1 x 12'0 (2.16m x 3.66m)

Range of cream fronted wall and base units. Solid wood worksurfaces. Double enamel Belfast sink. uPVC double glazed window to side. Quarry tiled floor. Archway to Dining Area and doorway to Boot Room.





Dining Area

12'0 x 15'4 maximum (3.66m x 4.67m maximum)

Single glazed window to front. uPVC double glazed window to side. Quarry tiled floor. Stairs to First Floor.

Boot Room

6'0 x 5'4 (1.83m x 1.63m)

Quarry tiled floor. Single glazed door and side screen to Side Garden. Stripped door to:-

Large Ground Floor Shower Room

Walk-in 'rain' shower. Low level W.C. Wash hand basin on traditional style wooden washstand. Double opening doors to airing cupboard with hot water cylinder.

Landing & Cloakroom

Cloak room with Low level W.C. incorporating space saving 'trough' style sink.

Bedroom One

12'5 x 11'10 plus recess (3.78m x 3.61m plus recess)

Single glazed window to front. uPVC double glazed window to side.

Bedroom Two

12'3 maximum x 12'1 maximum (3.73m maximum x 3.68m maximum)

Single glazed window to front.

Bedroom Three

13'7 x 12'2 average (4.14m x 3.71m average)

Restricted headroom with sloping ceiling. uPVC double glazed windows to side and rear.

Bedroom Four

6'11 x 8'11 (2.11m x 2.72m)

uPVC double glazed window to the rear.

Outside - Covered Rear Patio

10'5 x 13'3 minimum (3.18m x 4.04m minimum)

Doors to Garden, Outbuilding and Scullery.

Scullery

9'10 x 7'11 (3.00m x 2.41m)

Quarry tiled floor. Single glazed windows to side and rear. Belfast sink.

Side Garden

Covered Side Area opening to:-

Rear Garden

Lawn. Two Additional Outbuildings: 6'1 x 8'5 plus 6'1 x 10'0. These are both in need of attention.

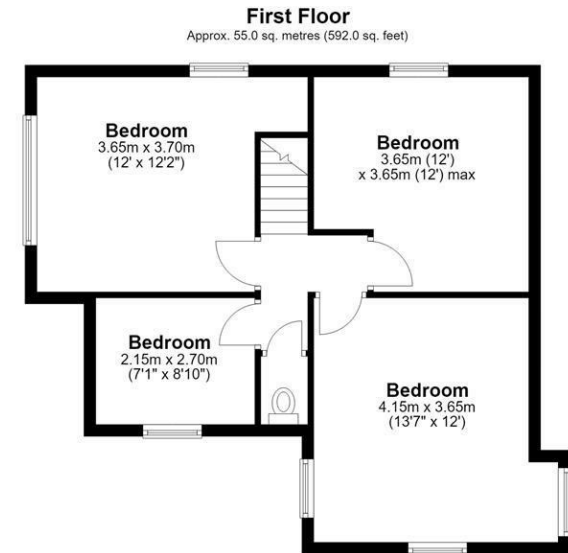
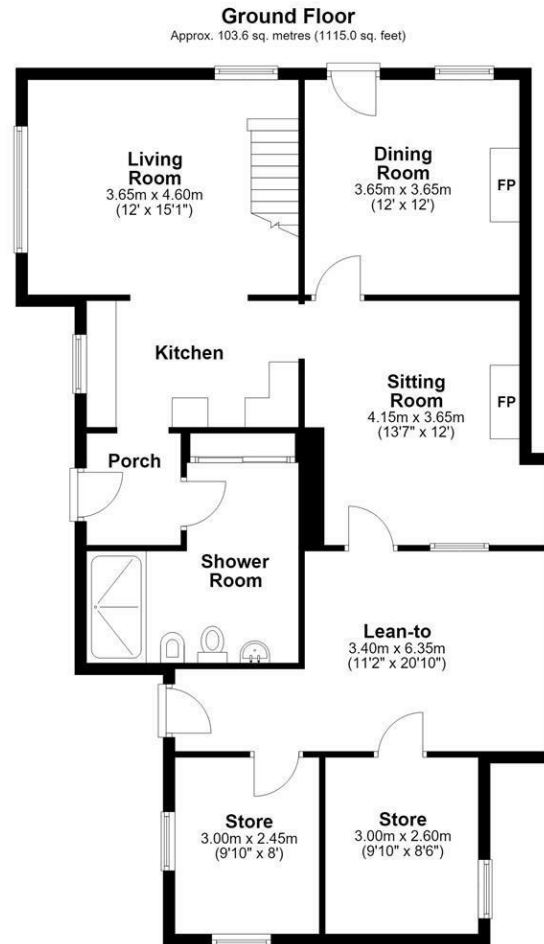
Additional Information

Tenure: Freehold // Services: T.B.C. // Council Tax Band: A - West Lindsey // EPC Rating: E // Broadband: Not Known



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Total area: approx. 158.6 sq. metres (1707.0 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.