



High View, Greenhill Drive

| Bishop Norton, Market Rasen | LN8 2BD

£250,000



Perkins George Mawer & Co.

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

High View

Greenhill Drive |

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A Three Bedroom Detached House on Large Plot, which is now ready to be Re-Loved and Modernised by a new owner, it means they will have a Blank Canvas to Design to Their Own Taste and Style. Set in this sleepy, rural village, it is the perfect spot for anyone wanting a quiet life. Bishop Norton is set in beautiful Lincolnshire Countryside with plenty of countryside walks, cycling and bridlepaths close by, perfect for anyone who enjoys the outdoor life. If you need any last minute essentials, Caenby Corner has a Petrol Station and Store, Starbucks and is just up the road from is Home Farm Dairy which sells delicious Ice Creams, Milk and Hot Drinks if you want to treat yourself. Kirton in Lindsey is just over seven miles away and has a good selection of village shops plus Primary and Secondary Schooling or venture a little further to Market Rasen, just over ten miles, which caters for all your everyday needs including a Railway Station if you need to travel further afield, otherwise you can nip onto the A15 for greater distance travelling by car.

It comprises in brief; Reception Hall, Living and Separate Dining Room and Kitchen with Walk-In Pantry. There are Three Bedrooms, a Bathroom and Walk-In Wardrobe/Storage Cupboard on the First Floor. Outside this home comes into its own with a Lovely Large Garden, Driveway and Timber Garage. It offers great scope for extension too (Subject to Planning and Permissions) and it is offered For Sale with No Chain.

- Quiet, 'Sleepy' Rural Village
- Detached Home
- Two Receptions & Kitchen
- Timber Garage & Driveway
- Large Gardens and Plot
- In Need of Modernisation
- Three Bedrooms & Bathroom
- No Onward Chain

Entrance Hall

Approached through uPVC panelled entrance door with double glazed insert. Window to front. Double radiator. Stairs to First Floor with cupboard under.

Living Room

11'7 x 8'10 minimum (3.53m x 2.69m minimum)

Window to front. Double radiator. Open fire with tiled surround, hearth and mantel.





Separate Dining Room

12'0 x 10'4 minimum (3.66m x 3.15m minimum)

Window to front. Double radiator. Open fire with stone surround, slate effect hearth and wooden mantel. Door to:-

Kitchen

7'0 x 11'2 (2.13m x 3.40m)

Wall and base units. Roll top work-surfaces with inset single drainer sink top. Window to rear uPVC double glazed door to rear garden. Double radiator. Sliding door to Walk-In Pantry with shelving as fitted and window to rear.

First Floor Landing

Double radiator. Window to front.

Bedroom One

11'11 x 10'10 average (3.63m x 3.30m average)

Window to front. Double radiator. Two double opening storage cupboards.

Bedroom Two

12'0 x 9'10 (3.66m x 3.00m)

Double radiator. Window to front.

Bedroom Three

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

Window to rear. Double radiator.

Walk-In Wardrobe/Storage Cupboard

3'5 x 6'3 (1.04m x 1.91m)

Window to rear. Access to loft.

Bathroom

7'0 x 9'10 (2.13m x 3.00m)

Bath with shower over. Pedestal wash basin. Low level W.C. Tiling to water sensitive areas. Window to rear. Double radiator.

Front Garden

Lawn. Borders and Driveway.

Rear Garden

Timber Single Garage. Outside W.C. Brick Store. Lawn. Summer house.

Additional Information

Tenure: Freehold // Services: T.B.C. // EPC Rating: E // Council Tax Band: D - West Lindsey // Broadband: None Connected

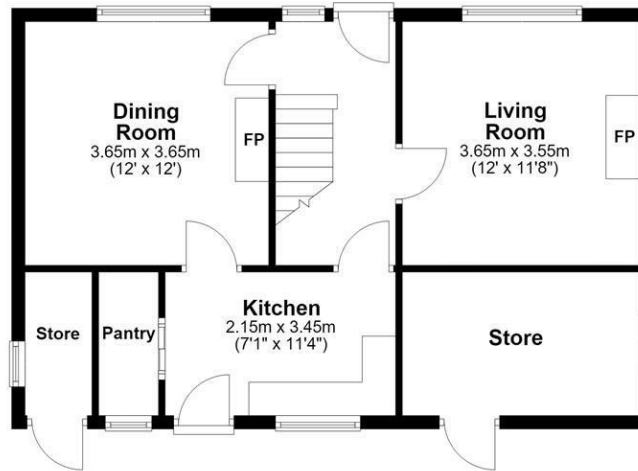


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		71
England & Wales		EU Directive 2002/91/EC

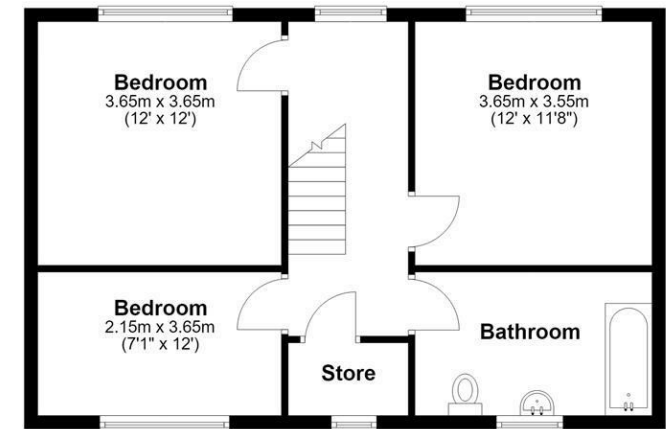
Ground Floor

Approx. 54.7 sq. metres (588.8 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.3 sq. feet)



Total area: approx. 109.0 sq. metres (1173.1 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.