



Cahill, Wilkinson Drive

| Middle Rasen, Market Rasen | LN8 3LD

£300,000



Perkins George Mawer & Co.

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

Cahill

Wilkinson Drive |

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A Beautifully Refurbished, Stylish Detached Bungalow in the Sought After Village of Middle Rasen. Situated in a Quiet Cul-De-Sac with View Over to the Playing Field giving a Wonderful Sense of Openness and Light. The Village has a Thriving Community Feel with many activities to partake in throughout the calendar, run through the Village Hall, The Nags Head and Primary School. There is a Local Shop and Post Office whilst more comprehensive shopping is available in Market Rasen, together with a Doctors Surgery all less than two miles distance. There is a Leisure Centre on the way into Market Rasen plus Aldi and a Starbucks Cafe. Anyone wanting Countryside Walks need look no further, it is a Perfect Spot for any dog owners.

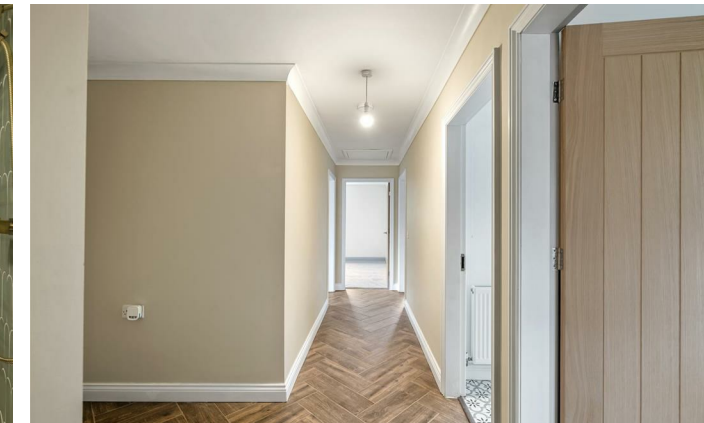
The Attention to Detail, Finishing Touches and Outstanding Refurbishment show the Quality of Workmanship and Love that has been Poured into this Bungalow. There is a Stunning Re-Fitted Kitchen/Dining Room with Island, Re-Fitted Bathroom and En-Suite with Gorgeous Tiling, New Flooring and Decor Throughout and a Utility Area has been added to the Attached Garage, which is accessed from the Kitchen. The front door and internal oak doors are a wider fit for easier access and there are lower height sockets and switches.

In greater detail the accommodation, which is warmed by Gas Central Heating and Retained with the help of uPVC Double Glazing comprises: Reception Hall, Living Room, Kitchen/Dining Room, Three Bedrooms, Bathroom and En-Suite Shower Room. Front and Side Gardens, Parking with access to the Attached Garage and a Rear Garden with Deck and Patio. Offered For Sale with No Onward Chain.

- Stunning, Refurbished Detached Bungalow
- Stylish, Contemporary Finish
- Good Sized Living Room
- Re-Fitted Bathroom & En-Suite
- Overlooking Playing Field to Rear
- Re-Fitted Kitchen/Diner with Island
- Three Well Proportioned Bedrooms
- Gardens, Garage & Parking

Storm Porch

uPVC half panelled and half double glazed entrance door to:-





Reception Hall

Herringbone effect, wood style tiled floor. Covings. Access to loft. Oak doors off. Radiator.

Stunning Re-Fitted Kitchen & Diner

16'11 x 15'0 (5.16m x 4.57m)

Beautifully re-fitted with a contrasting range of taupe and navy wall units, base units and an island with 'brushed gold' finish handles. White quartz work-surfaces with a gold colour veining. Built-in fridge/freezer, dishwasher, recycling and bin drawer, double oven and gas five ring hob. Tiled splashbacks. Covings. Vertical radiator. Two windows to the rear. Herringbone LVT flooring. Door to rear garden. Oak door to Garage with Utility incorporated.

Living Room

16'2 x 11'8 (4.93m x 3.56m)

Window to front. Covings. Double radiator.

Bedroom One

11'7 x 12'2 plus recess (3.53m x 3.71m plus recess)

Radiator. Window to rear. Oak sliding door to:-

Re-Fitted Shower Room

White suite of large shower enclosure. Low level W.C. Wash hand basin on contemporary wash stand with double cupboard. Brushed gold fittings. Gold colour heated towel rail. Tiled floor. Window to side.

Bedroom Two

12'3 x 15'0 (3.73m x 4.57m)

Radiator. Window to front.

Bedroom Three

10'4 x 10'8 (3.15m x 3.25m)

Radiator. Window to side.



Re-Fitted Spacious Bathroom

9'8 x 8'4 (2.95m x 2.54m)

White suite of panelled bath with mixer tap/shower attachment. Large walk-in shower enclosure. Trough style sink in modern grey colour wash stand with double cupboard. Low level W.C. Tiled floor. Chrome heated towel rail. Linen cupboard with radiator. Mable effect mermaid style boarding to shower enclosure and one wall.

Front & Side Garden

Lawned areas. Mature hedgerow. Paved parking and access to the Attached Garage incorporating Utility.

Attached Garage incorporating Utility

16'4 x 14'0 (4.98m x 4.27m)

Electrically operated door. Fitted navy colour wall and base units. Roll top marble effect worksurfaces with inset single drainer stainless steel sink top. Window to rear. Access to roof space. Radiator.

Rear Garden

Gated access. Decked seating area. Paved patio opening to outdoor dining terrace. Lawn. Borders. Backing onto the Village Playing Field providing an open aspect.

Additional Information

Tenure: Freehold

Services: All mains services are connected

Council Tax Band: C - West Lindsey

EPC Rating: C

Broadband: Previously rented, so unknown

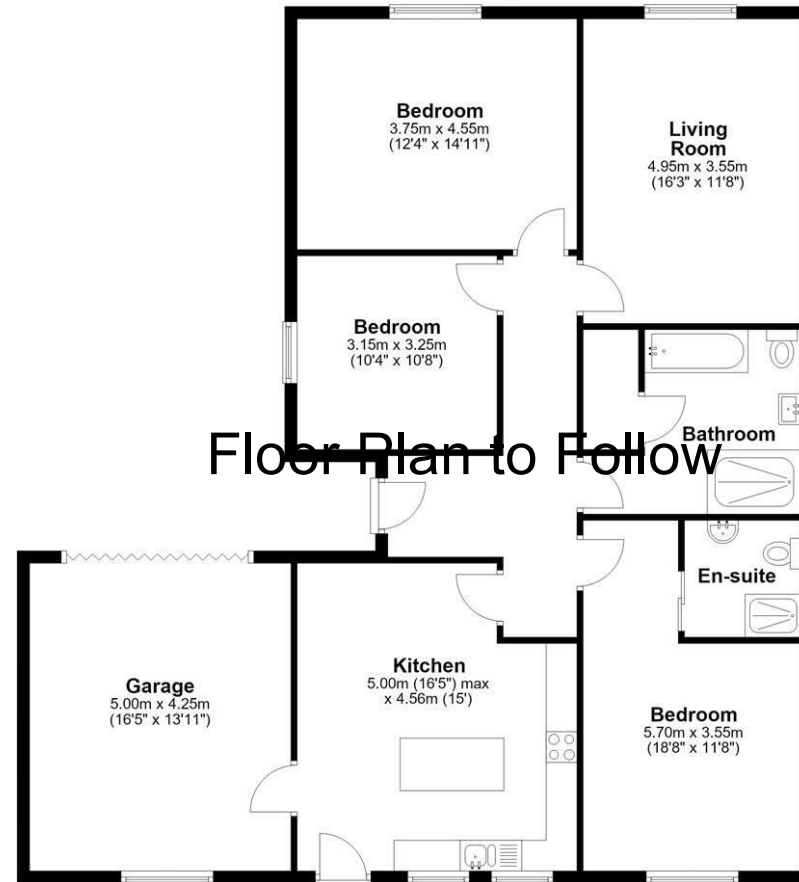




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	83
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 144.6 sq. metres (1556.8 sq. feet)



Total area: approx. 144.6 sq. metres (1556.8 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.