

10, Church Mill Close

| Market Rasen | LN8 3JL

Offers Over £150,000

Perkins George Mawer & Co.

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

10

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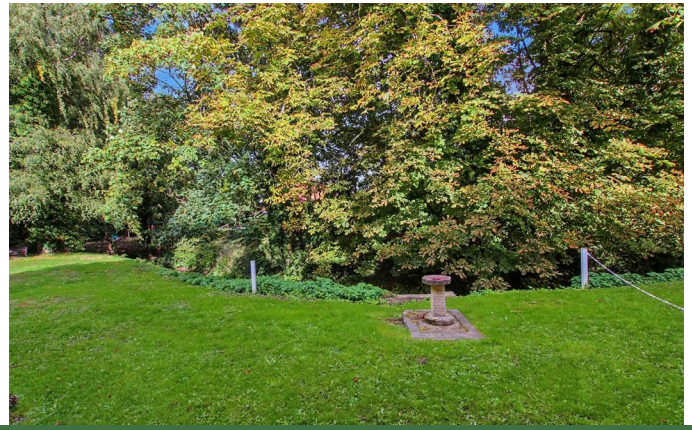


Quietly Positioned in a Tucked Away Position but only a Short Stroll in Market Rasen Town Centre. The town has all of your Everyday Shopping and Leisure needs including Post Office, Co-Op Food Store, Tesco Supermarket, Pubs, Bars and Cafes as well as Doctors and a Railway Station for anyone needing to travel further afield to visit family of friends.

This Very Well Presented Mid Terraced Home is for the Over 50's, the development has a great Community Feel and enjoys Well Tended Communal Gardens where you can sit out and catch up with your neighbours.

This Pristine Home has uPVC Sash Style Multi Pane 'Georgian' Style Double Glazing and Gas Radiator Central Heating. The accommodation comprises in brief: Reception Hall, Cloakroom, Lounge/Dining Room, Kitchen, Two Bedrooms, Bathroom and Separate Shower Room. The Communal Garden is Accessed from the Lounge/Dining Room where there is a Patio Area Immediately Outside. This 'Spick and Span' Home is Ready to Move Into and has No Onward Chain.

- Gated Over 50's Development
- Short Stroll into Town
- Lounge/Dining Room
- Two Bedrooms with Fitted Storage
- Lovely Communal Gardens
- Quiet & Tucked Away Location
- 'Spick and Span' Condition
- Cloakroom & Kitchen
- Bathroom & Separate Shower Room
- No Onward Chain





Reception Hall
Approached via half panelled and half multi pane, single glazed entrance door. Dado rail. Coving. Radiator. Stairs to First Floor with cupboard under. White panel effect doors to Cloakroom and Kitchen. Multi pane glazed door to Lounge/Dining Room.

Cloakroom
Low level W.C. Corner wash basin. Tiling to dado height. Extractor fan.











Lounge/Dining Room

24'0 overall length x 14'0 narrowing to 11'2 (7.32m overall length x 4.27m narrowing to 3.40m)

Lounge Area: 12'7 x 14'0. Living flame gas fire with marble style hearth, granite style surround and wood mantel. Coving. Two double radiators. Two windows to the front. Dining Area: 11'4 x 11'2. Window to rear. Half uPVC panelled and half multi pane, double glazed door to Communal Gardens. Coving. Serving hatch to Kitchen.

Kitchen

8'8 x 10'0 (2.64m x 3.05m)

Wood fronted wall and base units. Black granite effect roll top worksurfaces with inset one and a half bowl, single drainer sink top. Matching larder cupboard. Built-in fridge and freezer, washing machine, dishwasher, double oven and gas hob with extractor over. Tiled splashbacks. Gas boiler. Window to rear.

First Floor Landing

White banister and turned spindles. Coving. Dado rail. Access to loft. Airing cupboard with radiator. White panel effect doors off.

Bedroom One

13'0 x 12'0 plus wardrobes (3.96m x 3.66m plus wardrobes)

Two double wardrobes. Two windows to rear. Radiator. Coving.

Bedroom Two

10'6 minimum x 11'1 plus recess housing wardrobe (3.20m minimum x 3.38m plus recess housing wardrobe)

Fitted study furniture including desk, shelving, glazed display cabinet. Double wardrobe. Two windows to the front. Additional bookshelving. Radiator. Coving.

Bathroom

White suite of panelled bath having mixer tap/shower attachment. Low level W.C. Wash hand basin in vanity unit with double cupboard under. Tiling to dado height. Radiator. Window to rear.

Separate Shower Room

Step-in shower cubicle. Low level W.C. Wash hand basin in vanity unit with double cupboard. Tiling Water sensitive areas. Radiator. Window to front.

Communal Gardens

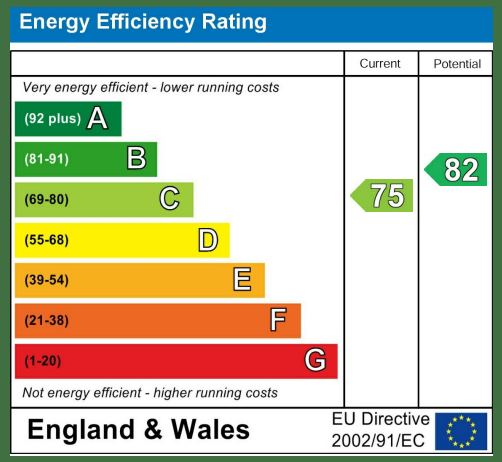
Accessed via the back door from the Lounge/Dining Room with a patio area directly outside, then opening onto sweeping lawns with mature shrubs and trees and a 'residents seating area'.

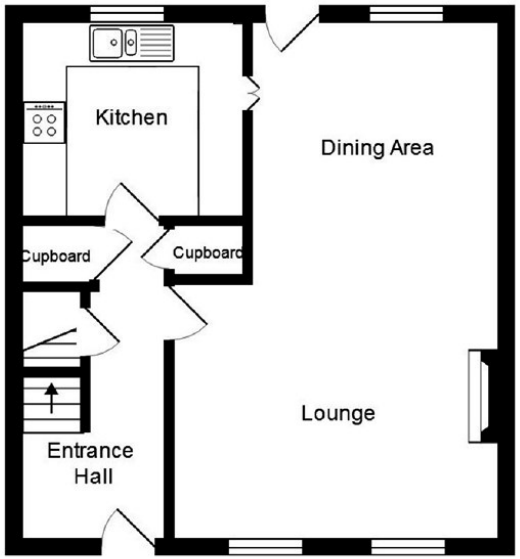
Additional Information

Tenure: Leasehold - 999 Years from 2024
Ground Rent: There is no Ground Rent payable.
Service Charge: The Service Charge for the house is £1500.00 per annum paid half yearly on 1st April an 1st October.
Services: T.B.C.
EPC Rating: C
Council Tax Band: D - West Lindsey

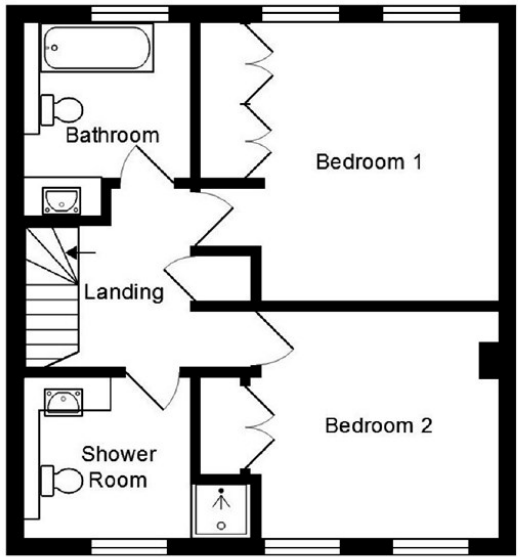








Ground Floor



First Floor

Links2Lincs floor plans are for guide use only and should not be relied upon for decision making information or dimensions and layout accuracy.

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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.