

Janesh, 41 Caistor Road

| Market Rasen | LN8 3HY

£200,000

Perkins George Mawer & Co.
Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

Janesh

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Art Deco Design at it's Best, This Lovely Looking Detached Bungalow was in Built in 1926 and is located on the Fringe of Market Rasen Town Centre. The town offers a good selection of amenities which cover all your 'every day' requirements, such a Pubs, Restaurants, Cafes, Doctors, Dentists, Vets, Library many Independent Shops, a Tesco Supermarket and Co-Op Food Store and also close to this home is Aldi Supermarket and Starbucks, both within a fairly level walk. There is a Leisure Centre offering various classes and a Railway Station if you need to travel further afield.

This wonderful bungalow is ready to be Re-Loved and undergo a program of updating and modernisation but the fabric is there to build upon. It is warmed by Gas Radiator Central Heating and the Warmth is retained with the help of uPVC Double Glazing. There are traditional features including Double Fronted Bay Windows and an Open Fire plus Large Gardens and a Good Sized Garage 21'1 x 14'3 and Parking for Numerous Cars or Vehicles.

The accommodation in brief comprises; Storm Porch with 'Bottle Green' tiling to Dado tile. Reception Hall, Living Room, Dining Room, Kitchen, Scullery, Three Bedrooms and Shower Room. It is Offered For Sale with No Onward Chain.

- Offered For Sale with No Chain
- Separate Dining Room
- Large Gardens and Plot
- Ready to be Re-Loved
- Living Room with Open Fire
- Three Bedrooms & Shower Room
- Ample Parking & Big Single Garage

Storm Porch

'Bottle Green' fired earth effect tiling to dado tile. Quarry tiled floor. uPVC panelled entrance door with double glazed oval insert.

















Reception Hall
Radiator. Panelled doors off.

Living Room
8'10 plus bay and chimney recess x 14'0 plus bay (2.69m plus bay and chimney recess x 4.27m plus bay)
Walk-in square bay window to the front. Open fireplace with tiled hearth, surround and mantel. Radiator. Coving.

Separate Dining Room
10'0 minimum x 13'11 (3.05m minimum x 4.24m)
Two pairs of double fitted cupboards in chimney recess. Gas 'multi fuel' style burner. Window to side. Panelled door to:-

Kitchen
7'11 x 15'4 (2.41m x 4.67m)
Fitted base units. Roll-top worksurfaces with inset single drainer, stainless steel sink top. Windows to front and rear. Double radiator. Half uPVC panelled and half double glazed door to rear garden. Door to:-

Scullery
8'6 x 4'11 (2.59m x 1.50m)
Gas boiler. Windows to front and side.

Bedroom One
8'10 plus bay and chimney recess x 11'11 (2.69m plus bay and chimney recess x 3.63m)
Walk-in square bay window to the front. Double radiator.

Bedroom Two
8'9 minimum x 12'0 (2.67m minimum x 3.66m)
Window to side. Double radiator.

Bedroom Three
8'9 minimum x 11'11 (2.67m minimum x 3.63m)
Double fitted wardrobe. Window to side. Radiator.

Shower Room
Corner shower cubicle. Pedestal wash basin. Mermaid style boarding to picture rail height. Radiator. Window to rear.

Separate W.C.
High level W.C. Window to rear. Radiator.



Front Garden
Block paved driveway plus turning bay. Mature hedgerow. Lawn. Flower boarder. Driveway continuing round to:-

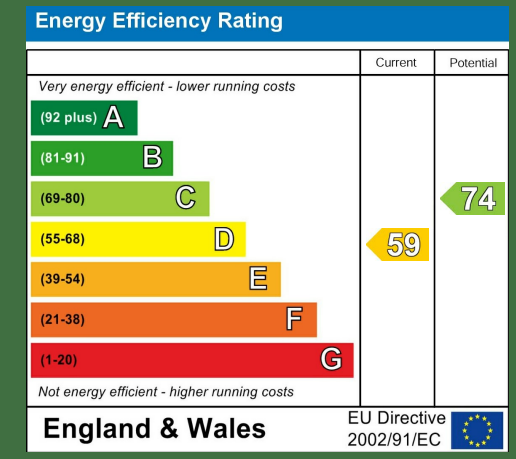
Rear Garden
Additional block paved driveway which leads to the Garage. Large expanse of lawn. Flower beds. Timber Garden Shed (11'7 x 7'6 minimum) with window to side and electric.

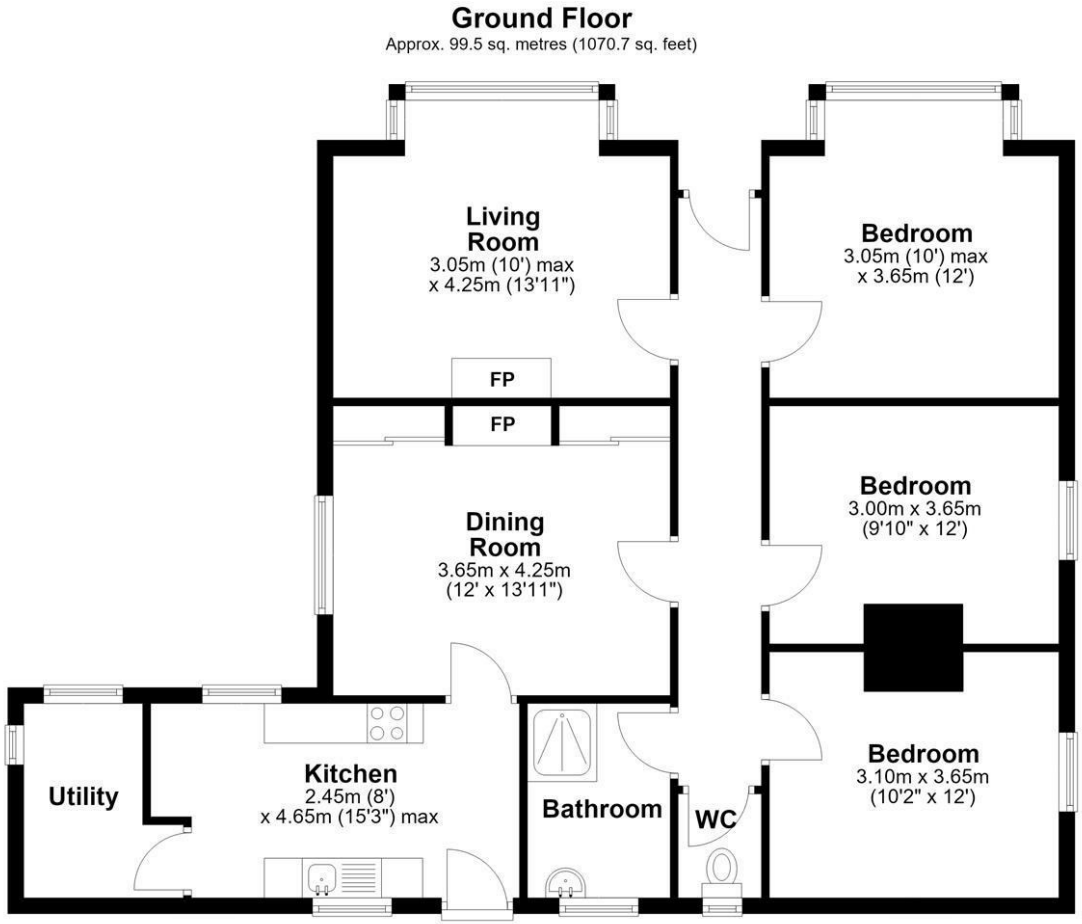
Large Single Garage
22'1 x 14'3 (6.73m x 4.34m)
Electric roller door. uPVC double glazed windows to side and rear. Light.

Additional Information
Tenure: Freehold
Council Tax Band: D - West Lindsey
Services: All mains services are connected
EPC Rating: D
Broadband: BT









Total area: approx. 99.5 sq. metres (1070.7 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.