

Rasecroft , Low Church Road

Middle Rasen | Market Rasen | LN8 3TY

Price Guide £250,000

Perkins George Mawer & Co.

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

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Detached Cottage set in around 1.42 Acres In Need of Refurbishment and Renovation. In the heart of Middle Rasen which is a Village with an Vibrant Community through the Village Hall, Church, Public House and Primary School, it is also serviced by Post Office/General Store. It has a lovely Village Feel with access to Countryside Walks and Riding Out, yet is less than one and a half miles into the town of Market Rasen which has a Good Selection of Independent Shops, Bars, Restaurants plus a Co-Op Food Store, Tesco Supermarket and Railway Station if you need to travel further afield. There is also easy access to Aldi and Starbucks on the fringe of Market Rasen.
The Accommodation Comprises: Entrance Porch, Hall, Living Room, Separate Dining Room, Kitchen, Rear Boot Room and Cloakroom. On the First Floor there is a Landing, Three Bedrooms and Bathroom. The Cottage sits nicely in its 1.42 Acres approximately with Gardens, a Driveway to the Front and a Yard/Rear Garden with Three Stables and Open Barn which can be accessed by Vehicles via Double Opening Timber Gates. A farm gate leads to the Paddock to the Rear. This home is offered For Sale with No Chain. VIEWINGS BY APPOINTMENT ONLY.

- In Need of Full Modernisation
- Three Stables & Open Barn
- Two Receptions & Kitchen
- Rear Garden or Yard
- Set in 1.42 Acres Approximately
- Detached Cottage Home
- Three Bedrooms & Bathroom
- Pony Paddock





Entrance Porch
Approached through uPVC entrance door with double glazed insert. uPVC double glazed windows to front, side and rear. Single glazed inner door to:-

Reception Hall
Stairs to First Floor with cupboard under. Radiator.

Living Room
11'2 x 21'0 (3.40m x 6.40m)
Two windows to the front. One double and one single radiator.











Separate Dining Room
9'2 x 18'8 (2.79m x 5.69m)
Windows to side and rear. Double radiator.

Kitchen
8'4 x 13'1 (2.54m x 3.99m)
Fitted base unit. Roll-top work-surface with inset single drainer stainless steel sink top. Boiler. Window to side. Door to:-

Rear Boot Room & Cloakroom
7'4 x 14'10 (2.24m x 4.52m)
Window and door to rear. Door to Cloakroom:- W.C. and Window to side,

First Floor Landing
Doors off.

Bedroom One
11'2 x 12'2 (3.40m x 3.71m)
Two double radiators. Two double cupboards. Window to front.

Bedroom Two
11'2 x 8'10 (3.40m x 2.69m)
Radiator. Window to front. Access. Cupboard.

Bedroom Three
7'1 x 8'6 (2.16m x 2.59m)
Window to side.

Bathroom
Bath. W.C. Wash basin. Radiator. Window to side.

Front Garden
Pebbled Driveway

Side Garden
Mostly laid to lawn

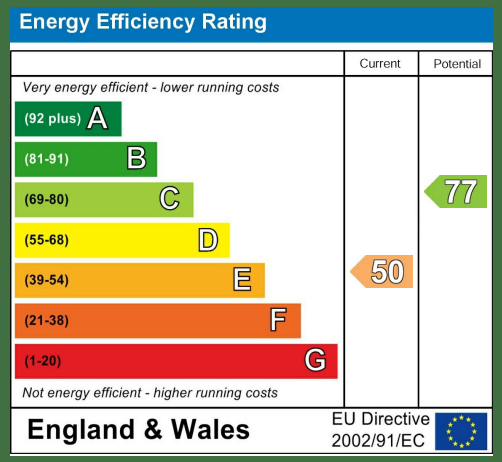
Rear Garden/Yard
Double opening gated vehicular access. Three Stables - Stable One: 12'4 x 7'2. Stable Two: 12'8 x 12'1. Stable Three: 12'0 x 9'1. Open Barn: 12'7 x 13'4. Gated access to:-

Paddock
Field Shelter.

Additional Information
Tenure: Freehold //Services: Buyers are advised to make their own enquiries
EPC Rating: E // Council Tax Band: D - West Lindsey
AGENTS NOTE: We have taken Informal Advice and feel there is little prospect of Future Development due to Flood Zone 3 plus other Factors.









Total area: approx. 123.3 sq. metres (1327.5 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.