

1 The Row, Church Street

| Middle Rasen, Market Rasen | LN8 3TR

£135,000

Perkins George Mawer & Co.

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

1 The Row

Church Street |

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Cosy Cottage within the Popular village of Middle Rasen which is served by a Pub, Convenience Store, Primary School, Village Hall and Church and a Vibrant Community Feel with Many Events put on throughout the year, More shopping and leisure facilities can be found in Market Rasen less than one and a half miles distance including a Leisure Centre, Pubs, Tesco Supermarket, Restaurants and a Railway Station if you need to travel further afield.

Cherished Home by it's current owner, this cottage has a really homely feel and been well maintained, it could suit someone as their first home or a sound investment or even a holiday home. It is warmed by Gas Radiator Heating and the warmth is retained with the help of uPVC Double Glazing, having Sash Style Windows to the front keeping its cottagey looks.

In brief the accommodation comprises: Porch, Living Room, Kitchen, Landing with Storage, Two Bedrooms and Modern Fitted Bathroom. Outside there is an Enclosed and Good Size Front Garden and to the Rear there is a Gravelled Patio with Lawned Garden beyond and a Car Port.

- Cosy Village Cottage
- Loved & Cherished Home
- Two Bedrooms & Bathroom
- Covered Car Port
- Sought After Village
- Living Room & Kitchen
- Gardens to Front & Rear
- No Onward Chain

Living Room

11'10 x 12'1 maximum into recess (3.61m x 3.68m maximum into recess)

Approached through uPVC entrance door with double glazed insert. Sash style window to the front. Stairs to First Floor. Two double radiators. Beamed ceiling. Fireplace. Stripped, latched door to:-

















Kitchen

7'1 x 11'10 (2.16m x 3.61m)

Cream colour wall and base units. Wood worksurfaces with inset one and a half bowl, single drainer sink top. Quarry tiled floor. Window to rear. uPVC door to Rear Garden with double glazed insert.

First Floor Landing

Stripped wood and latched doors off and to Wardrobe/Storage.

Bedroom One

9'2 x 9'4 maximum into recess plus double cupboard (2.79m x 2.84m maximum into recess plus double cupb)

Double fitted cupboard/wardrobe. Two double opening linen cupboards. Sash style window to the front. Radiator.

Bedroom Two

7'1 x 5'1 (2.16m x 1.55m)

Window to rear. Radiator.

Bathroom

White suite of panelled bath having shower and glazed, folding screen over. Pedestal wash basin. Low level W.C. Cupboard housing gas boiler.

Enclosed Front Garden

Good Sized Front Garden Area which has Gated access. Pebbled patio area to the front of the cottage. Expanse of lawn. Mature shrubs and trees.

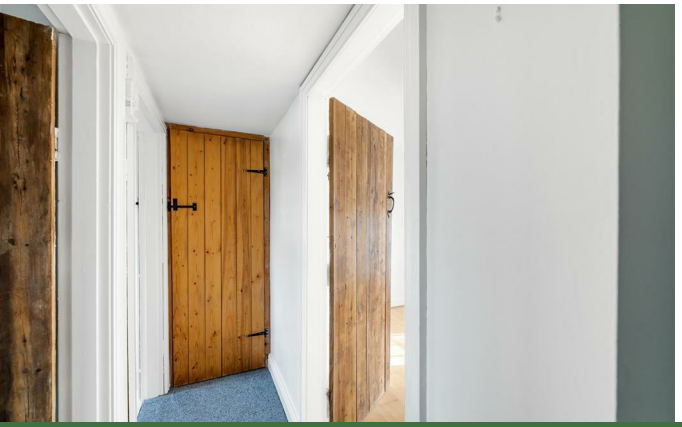
Rear Garden

Gravelled patio area with gated access to lawned area beyond. Pedestrian access to the:-











Covered Car Port

Additional Information

Tenure: Freehold
Services: All mains services are connected
Council Tax Band: A - Through West Lindsey
Broadband: T.B.C.
EPC Rating: D







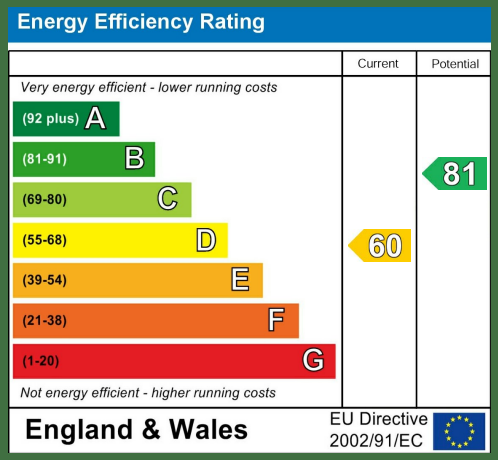






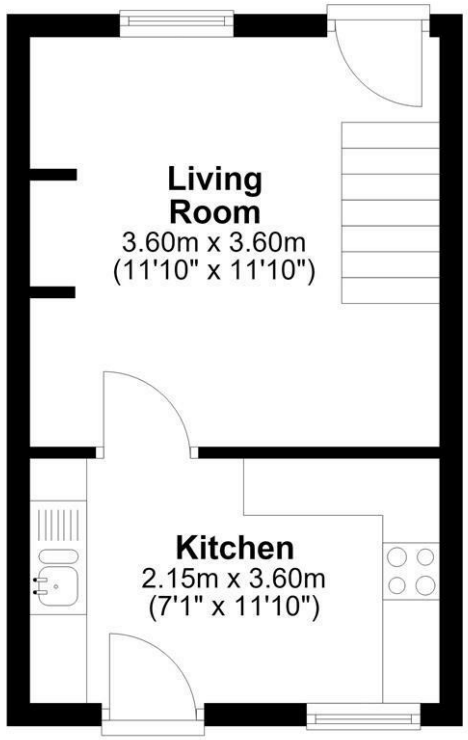






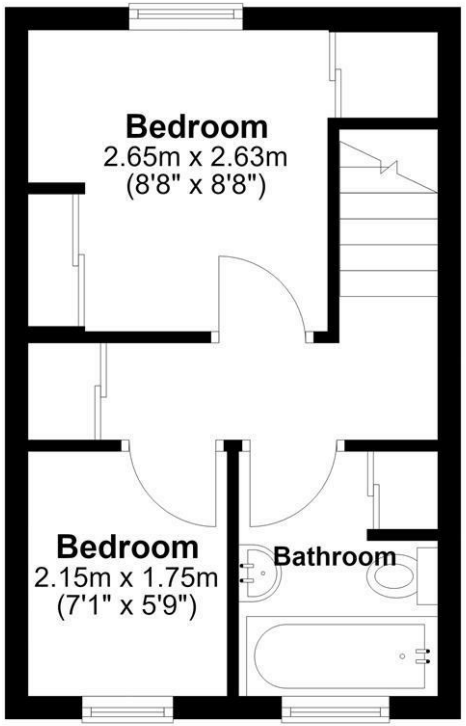
Ground Floor

Approx. 21.1 sq. metres (226.7 sq. feet)



First Floor

Approx. 21.1 sq. metres (226.7 sq. feet)



Total area: approx. 42.1 sq. metres (453.4 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.