

37, Dovecote
Middle Rasen | Market Rasen | LN8 3UD
£318,500



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Dovecote | Middle Rasen Market Rasen | LN8 3UD £318,500

This is a well presented detached, generous sized, family house with rear extension at ground floor level, situated in attractive gardens overlooking fields to rear, in popular cul de sac location, within Middle Rasen. The property briefly comprises: Entrance Porch leading to Hallway with Cloakroom, Lounge with double door access to Dining Room which extends to a rear Sitting Room with French doors overlooking rear garden. Feature Kitchen with sliding patio doors to a generously proportioned Conservatory. At first floor level are 3 Bedrooms and Bathroom. The property has Upvc double glazing and gas fired central heating system. Externally the property has pebbled garden to front with parking with high level gates to the side of the property opening to a rear detached precast Garage, gardens then leading away from the property to the edge of the River Rase, being mainly to lawn with mature trees and having a sizeable timber Summer House/Home Office which has the benefit of a wood burning stove and electric.

- Extended Detached House
- 3 Bedrooms
- Bathroom & Cloakroom
- Attached Garage
- Garden/Home Office

- 3 Reception Rooms/Feature Kitchen
- Sizeable Conservatory
- Generous Gardens
- Popular Residential Location
- D.G./Gas C.H.

## LOCATION

The property is situated within the village of Middle Rasen, having local post office/village store and primary school and being close to the market town of Market Rasen with a variety of shops, stores, doctors, dentists, primary and secondary schools, sports centre and local hostelries. The city of Lincoln is within convenient driving distance

## **SERVICES**

The property is provided with mains gas, water, electricity and drainage.

## ACCOMMODATION

## **ENTRANCE PORCH**

## ΗΔΙ

Containing radiator, under stairs cupboard and stairs to first floor level

## **CLOAKROOM**

With window to side elevation, containing low level WC, vanity hand wash basin and radiator

















#### LOUNGE

15'2" x 13'3" (4.62 x 4.04)

into walk-in bay window to front elevation, radiator, timber style fire surround with marble style hearth and back and inset coal effect gas fire and having double door access to

## DINING ROOM

12'0" x 11'9" (3.66 x 3.58)

With window to side elevation, radiator and open to the extension.

## SITTING ROOM

13'0" x 10'6" (3.96 x 3.2)

With walk-in bay window to rear extension containing French doors to rear garden, additional window to side elevation, wall and centre light units and timber style fire surround with marble hearth containing coal effect gas fire

#### KITCHEN

12'0" x 11'6" (3.66 x 3.51)

A feature of the property with window to side elevations, tiling to floor, tiled splash backs and attractive range of contemporary style wall and base units with matching central island which contains pop up electric sockets. The kitchen units contain inset circular sink, faced dishwasher and fridge with inset microwave, double oven, grill, ceramic hob and cooker extractor over and having a recessed cupboard containing plumbing for automatic washing machine. The kitchen is also provided with down lighters to ceiling and water filter. From the kitchen sliding patio doors lead to

## CONSERVATORY

13'0" x 13'0" (3.96 x 3.96)

Being brick based, double glazed to two sides with pitched polycarbonate roof containing fan unit. The conservatory has radiator, tiling to floor, French doors to rear garden and additional glazed door to side elevation

## FIRST FLOOR

Landing with window to side elevation, access to roof area via drop down ladder with light

## BEDROM ONE

13'3" x 11'7" (4.04 x 3.53)

With window to front elevation, radiator

## BEDROOM TWO

13'6" x 11'8" (4.11 x 3.56)

With window to rear elevation, having

## **EN SUITE SHOWER ROOM**

With window to rear elevation and containing vanity unit with inset hand wash basin, low level WC with concealed cistern, glazed walk-in shower with mermaid boarding containing mains shower unit. Down lighters to ceiling and mirror light unit to one wall

## **BEDROOM THREE**

10'0" x 8'7" (3.05 x 2.62)

With to front elevation, radiator

## BATHROOM

With window to rear elevation, part tiling to walls, containing panelled bath with shower unit over, range of vanity units with cupboard and drawers, with inset hand wash basin and low level WC with concealed cistern, down lighters to ceiling and recessed airing cupboard which contains gas combi boiler.

## OUTSIDE

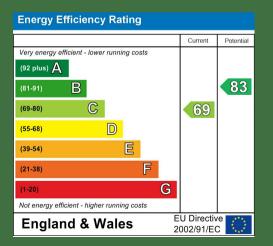
The property is approached over gravelled driveway with additional parking to the front of the property and flower borders with double high level gates to the side. The garden extends along the side elevation to a rear, detached, brick and pantile Garage with up and over door, pedestrian side door and containing power and light.

The main garden leads away to the rear and side of the garage, being mainly to lawn with mature trees, metal and glazed greenhouse and sizeable SUMMER HOUSE/HOME OFFICE with the benefit of a wood burning stove and containing power and light.

The rear garden with open views to fields and borders the River Rase at the rear boundary.









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# Agents Note:

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