



6, Church Mill Close

| Market Rasen | LN8 3JL

£145,000



Perkins George Mawer & Co.

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

6

Church Mill Close |

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A two bedroom mid town house situated in this popular gated development for the over 50s which consists of 24 houses and 6 flats within a converted corn mill.

The property is close to the town center but in a secluded spot, situated on a no through road.

The accommodation briefly comprises entrance hallway, cloak/W.C, through lounge/diner with access to the rear garden and fitted kitchen. To the first floor are two double bedrooms a bathroom and separate shower room. Externally the property offers a garden area to the front and rear. The property is offered for sale with no forward chain.

- Mid Town House
- Cloaks/W.C
- Bathroom & Shower Room
- Gardens
- Through Lounge/Diner
- Two Bedrooms
- No Forward Chain

Entrance

Via a UPC double glazed door to:

Entrance Hallway

With central heating radiator, dado rail, ceiling coving, stairs to the first floor with under stairs storage cupboard, further full length built-in storage cupboard and doors to:





Through Lounge/Diner

23'11 x 13'8 (7.29m x 4.17m)

A dual aspect room with two double glazed windows to the front elevation and double glazed window and UPVC door to the rear elevation, three central heating radiators, an electric coal effect fire with marble effect back and hearth and feature surround, ceiling coving, television and telephone points and serving hatch to the kitchen.

Kitchen

9'10 x 8'7 (3.00m x 2.62m)

Having a range of wall and base units with rolled edge work surfaces over and incorporating a one and a half bowl sink unit with mixer tap, built -in eye level electric oven and grill, electric hob with extractor hood over, wall mounted 'Worcester' boiler, plumbing for automatic washing machine, space for fridge freezer, serving hatch to the lounge/diner, double glazed window to the rear and being part tiled.

W.C

With low level flush W.C, pedestal hand wash basin and being part tiled.

Landing

With access to the loft, built-in airing cupboard with shelving and radiator and doors to:

Bedroom One

13'1 x 11'0 (3.99m x 3.35m)

Having two double glazed windows overlooking the rear elevation, built-in wardrobes, central heating radiator, ceiling spot lights, telephone and television points.





Bathroom

8'7 x 7'2 (2.62m x 2.18m)

Comprising low level flush W.C, vanity hand wash basin, panel enclosed bath, electric shaver point, central heating radiator, ceiling spotlights, electric shaver point, double glazed window to the rear and being part tiled.

Bedroom Two

11'4 x 10'5 (3.45m x 3.18m)

With built-in wardrobe, central heating radiator, ceiling coving and spotlights and two double glazed windows overlooking the front elevation.

Shower Room

7'3 x 6'7 (2.21m x 2.01m)

Comprising low level flush W.C, vanity hand wash basin, shower cubicle, central heating radiator and being part tiled.

Parking

There is an allocated parking space belonging to the property. Visitor parking is also available.

Gardens

Services

Mains Drainage
Gas Central Heating
Mains Electric

Additional Information

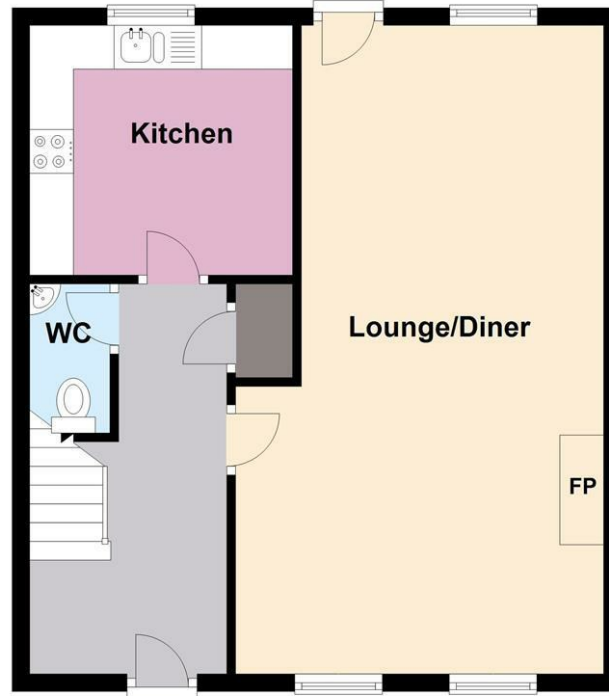
Tenure: Leasehold
Lease: 125 years from 1996
Annual Service Charge: £1100
Annual Ground Rent £25
EPC: TBC
Floor Area: TBC





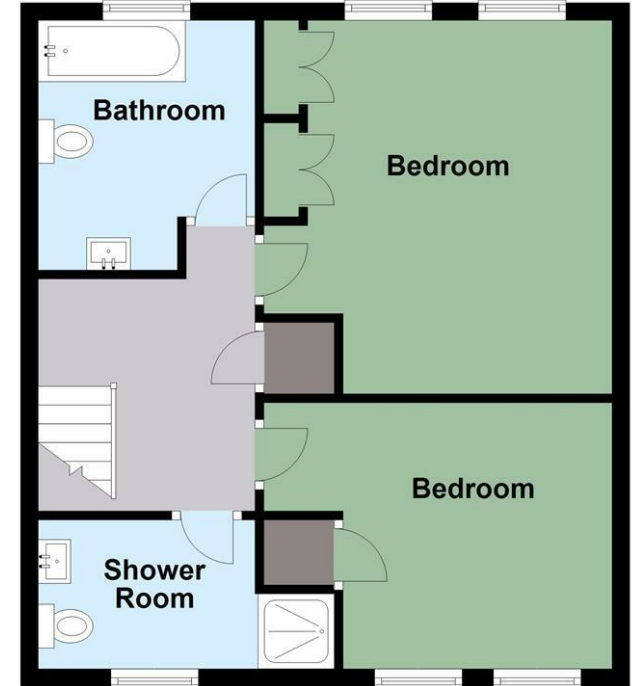
Ground Floor

Approx. 48.5 sq. metres



First Floor

Approx. 48.5 sq. metres



Total area: approx. 96.9 sq. metres

Floor Plan is for illustration purposes only: Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproperty.net) Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.