



Medina, Walesby Road

| Market Rasen | LN8 3EY

Asking Price £279,950



Perkins George Mawer & Co.

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

Medina

Walesby Road |

Market Rasen | LN8 3EY

Asking Price £279,950

A superb 1930's semi detached property situated in this ever popular location close to the local amenities in both Market Rasen and Tealby.

The property offers a good sized plot with ample parking, tandem garage and gardens with views across open countryside to the rear.

The property provides some fantastic original features and briefly comprises entrance porch and hallway, lounge, dining room, dining kitchen, utility room and shower room to the ground floor. To the first floor are three good sized bedrooms and house bathroom.

Some modernisation is required and a viewing is highly recommended to appreciate the scope of the accommodation on offer.

- Traditional Semi Detached
- Three Bedrooms
- Dining Kitchen
- Driveway with Ample Parking
- Two Reception Rooms
- Shower Room & Bathroom
- Utility Room
- Tandem Garage/Workshop

Entrance Porch

Entrance Hallway

With under stairs storage, further built-in storage cupboard housing the water tank, wall mounted gas heater, stairs to the first floor and doors to:

Lounge

11'11 x 11'11 (3.63m x 3.63m)

Having a double glazed bay window to the front elevation, feature fireplace (no fire), central heating radiator, wall lights, ceiling coving and two television points.





Dining Room

13'0 x 11'11 (3.96m x 3.63m)

With double glazed window to the front elevation, central heating radiator, fireplace with electric fire and solid wood mantle.

Dining Kitchen

18'0 x 9'6 (5.49m x 2.90m)

Having a range of solid wood wall and base units with with laminate rolled edge work surfaces over and incorporating a single bowl drainer sink unit with mixer tap, built-in eye level electric oven, grill and gas hob, stainless steel extractor hood, recessed ceiling lights, central heating radiator and being part tiled. Doors to rear and utility room.

Utility Room

8'0 x 6'11 (2.44m x 2.11m)

Having wall and base units with work surfaces over, plumbing for automatic washing machine, stainless steel sink unit, 'Ideal' boiler, space for fridge, tiled floor and double glazed window to the rear elevation. Door to:

Shower Room

8'0 x 2'6 (2.44m x 0.76m)

Comprising built-in shower, low level flush W.C, central heating radiator, double glazed window to the side elevation and being fully tiled.

Landing

With loft access and double glazed window to the rear elevation. Doors to:

Bedroom One

11'11 x 11'11 (3.63m x 3.63m)

With wall mounted gas heater and double glazed bay window to the front elevation.





Bedroom Two

12'11 x 11'11 (3.94m x 3.63m)

With double glazed window to the front elevation and wall mounted gas heater.

Bedroom Three

8'11 x 7'10 (2.72m x 2.39m)

With double glazed window to the rear with views across open countryside and wall mounted gas heater.

Bathroom

8'11 x 8'10 (2.72m x 2.69m)

Comprising panel enclosed bath, low level flush W.C, vanity hand wash basin, wall lights, two obscured double glazed windows to the rear and being fully tiled.

Garage/Parking

A driveway provides ample parking to the front of the property and leads to a tandem length garage with up and over door and pedestrian door to a separate workshop to the rear.

Gardens

To the front of the property is a garden mainly laid to lawn with established plants and trees providing privacy. A good sized rear garden provides superb views across open countryside and is mainly laid to lawn with trees and shrubs, a green house and two garden sheds. The garden is enclosed by fenced boundaries.

Services

Mains Electric

Mains Gas

Mains Drainage

Additional Information

Tenure: Freehold

EPC Rating: TBC

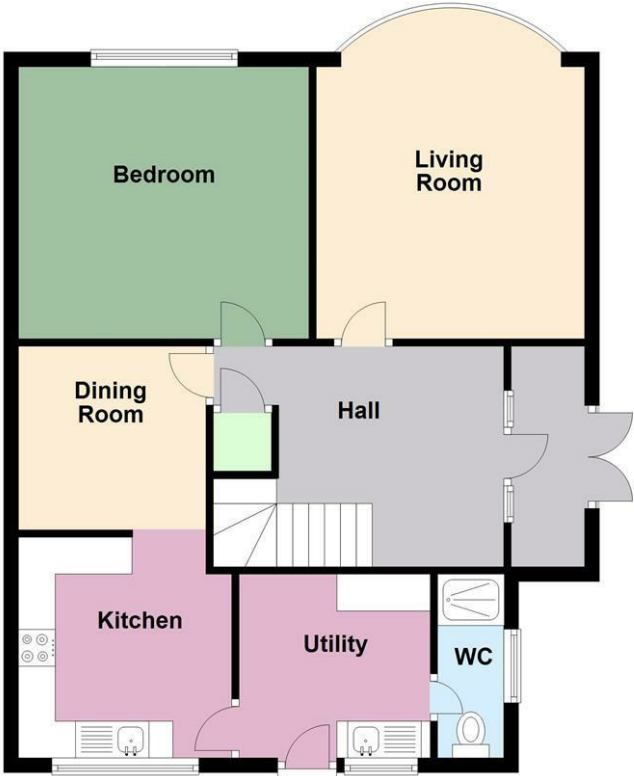
Floor Area: TBC

Council Tax Band: C

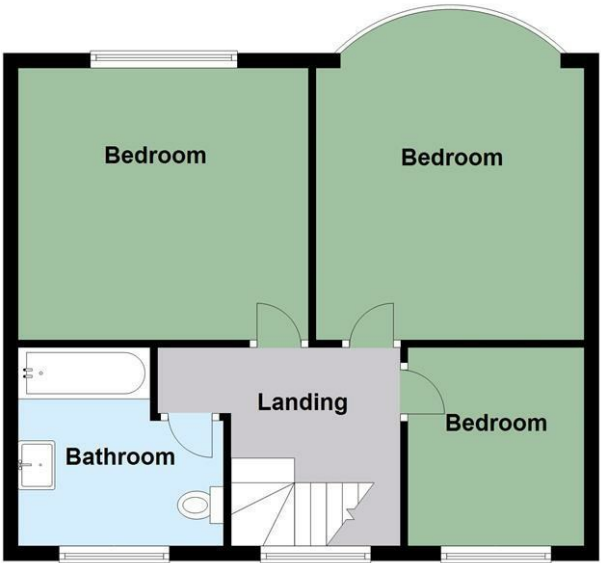




Ground Floor
Approx. 70.0 sq. metres



First Floor
Approx. 50.0 sq. metres



Total area: approx. 119.9 sq. metres

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(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.