



# Delroy, Gainsborough Road

| Middle Rasen, Market Rasen | LN8 3JU

£179,995



**Perkins George Mawer & Co.**

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

# Delroy

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A delightful two bedroom semi detached property situated in this convenient location and offering spacious and versatile accommodation,. Comprising entrance hallway, lounge, dining kitchen, snug/home office, rear porch/utility and W.C to the ground floor. To the first floor are two spacious bedroom, box room/study/craft room and bathroom.

Externally there is a superb larger than average enclosed garden to the rear with outbuilding, driveway with ample parking and leading to a single and double garage.

## Entrance Hallway

UPVC double glazed door leading to the entrance hall with central heating radiator, stairs to the first floor and door to:

## Lounge

13'1 x 11'3 (3.99m x 3.43m)

With double glazed window overlooking the front elevation, ceiling coving, central heating radiator, television point and the focal point being a coal effect gas fire with marble effect back and hearth and solid wood surround. Door to:





### Dining Kitchen

14'6 x 12'11 (4.42m x 3.94m)

Having a range of wall and base units with work surfaces over and incorporating a ceramic drainer sink unit with mixer tap, space for fridge, and cooker, central heating radiator, two single glazed windows overlooking the rear porch/utility area, exposed ceiling beam, built-in under stairs storage cupboard, tiled floor and part tiled walls. Doors to:

### Utility/ Snug

8'8 x 8'0 (2.64m x 2.44m)

With wall mounted Worcester boiler, recessed shelving and double glazed window to the side elevation.

### Rear Porch/Utility

Being of UPVC construction and having plumbing for automatic washing machine and doors to the rear garden and W.C.

### W.C

5'0 x 3'0 (1.52m x 0.91m)

With low level flush W.C and double glazed window to the side elevation.

### Landing

With central heating radiator and doors to:

### Bedroom One

11'10 x 11'4 (3.61m x 3.45m)

With central heating radiator, double glazed window to the front elevation and built-in storage cupboard.

### Bedroom Two

14'9 x 6'9 (4.50m x 2.06m)

With central heating radiator, access to the loft, fitted wardrobes with top cupboards and double glazed window to the rear.





### Box Room

5'7 x 5'5 (1.70m x 1.65m)

With double glazed window to the rear and central heating radiator.

### Bathroom

8'6 x 8'3 (2.59m x 2.51m)

An olive suite comprising panel enclosed bath with shower hose attachment over, low level flush W.C, pedestal hand wash basin, central heating radiator, stripped wood floor, double glazed obscured window to the side elevation and being part tiled.

### Parking/Garage

To the side of the neighboring property is access to the rear which leads to a single garage and further double garage with ample parking being provided on the driveway. Both garages provide pedestrian access.

### Gardens

To the front of the property is a cottage styled garden with pathway leading to the front entrance and side of the property leading to the rear garden.

The superb rear garden provides an outbuilding with power and light, paved patio with pergola and a garden mainly laid to lawn with central block paved pathway and established borders providing trees, plants and shrubs. fenced and walled boundaries enclose the gardens.

### Services

Heating: Gas

Mains Electric

Mains Drainage

### Additional Information

Tenure: Freehold

Floor Area: 75 Sq M

EPC Rating: D

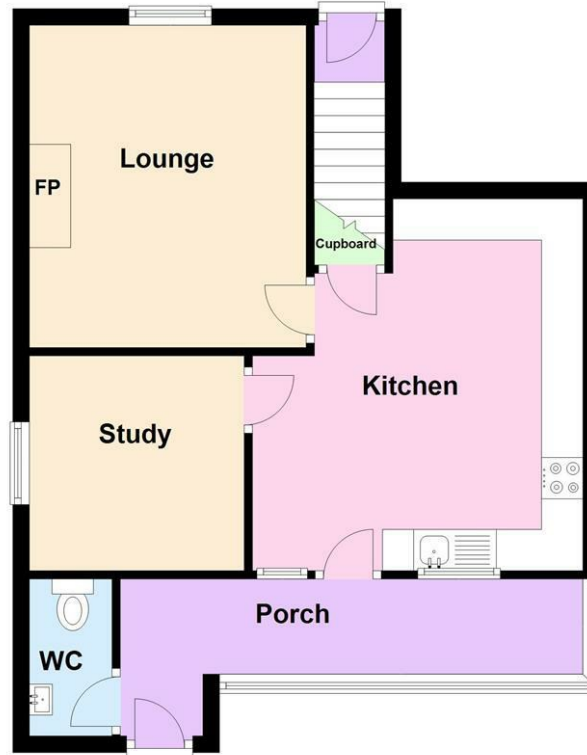
Council Tax Band : B





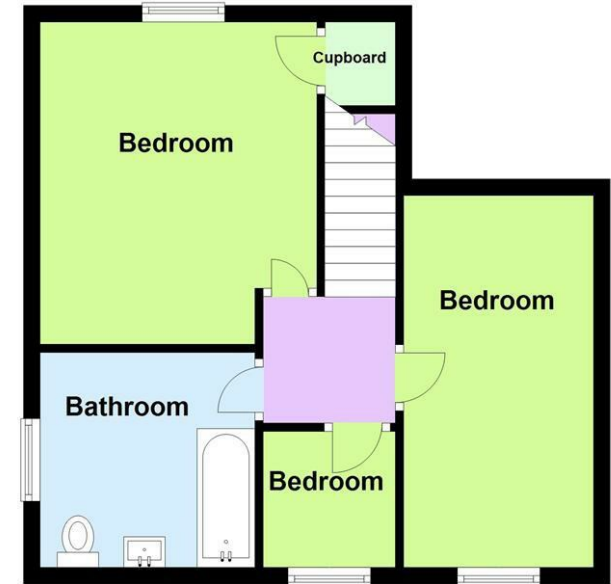
### Ground Floor

Approx. 49.1 sq. metres



### First Floor

Approx. 39.2 sq. metres



Total area: approx. 88.3 sq. metres

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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.