



22, Anglian Way

| Market Rasen | LN8 3RP

Asking Price £190,000



Perkins George Mawer & Co.

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

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Anglian Way |

Market Rasen | LN8 3RP

Asking Price £190,000

A well presented three bedroom semi detached property situated in this convenient location in Market Rasen. The property offers modern living and comprises entrance hallway, lounge leading to a dining kitchen, conservatory and cloaks/W.C. To the first floor are three bedrooms and modern family bathroom.

Externally the property offers off street parking, an integral garage and good sized enclosed garden to the rear. An internal viewing is highly recommended to appreciate the accommodation on offer.

Entrance

Via a double glazed entrance door with glazed side panel.

Entrance Hallway

With central heating radiator, stairs to the first floor, tiled floor, ceiling coving, ceiling spotlights and under stairs built-in storage.

Lounge

13'2 x 12'3 (4.01m x 3.73m)

With double glazed bay window to the front elevation, central heating radiator, ceiling coving, television point and archway to the dining kitchen.

Kitchen Diner

19'0 x 7'11 (5.79m x 2.41m)

Having a range of wall and base units with rolled edge work surfaces over and incorporating a stainless steel one bowl sink unit with mixer tap, plumbing for dish washer, space for fridge freezer, built-in electric oven with gas hob and extractor hood over, double doors to the conservatory and double glazed window to the rear elevation and being part tiled. Door to rear hallway.





Conservatory

11'5 max x 11'2 (3.48m max x 3.40m)

Being of UPVC construction and having a central heating radiator, ceiling light/fan and door to the rear garden.

Rear Hall

With double glazed door to the rear garden, door to integral garage and door to cloaks/W.C.

W.C

With low level flush W.C, vanity hand wash basin, central heating radiator, wall mounted 'Worcester' boiler, ceiling spotlights, double glazed window to the rear and being part tiled.

Landing

With double glazed window to the side elevation, ceiling coving, access to the loft (part boarded) and doors to:

Bedroom One

11'10 x 10'11 (3.61m x 3.33m)

With double glazed window to the front elevation, ceiling coving, central heating radiator and a range of built in clothing/hanging/storage units.

Bedroom Two

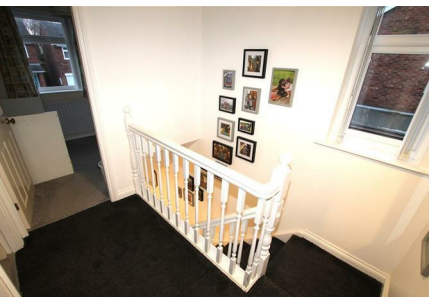
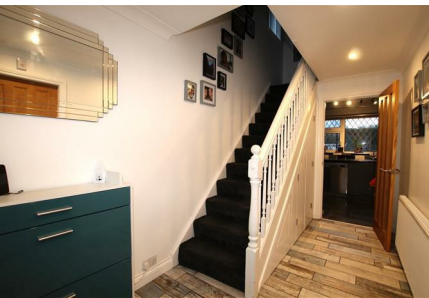
10'5 x 9'5 to wardrobe fronts (3.18m x 2.87m to wardrobe fronts)

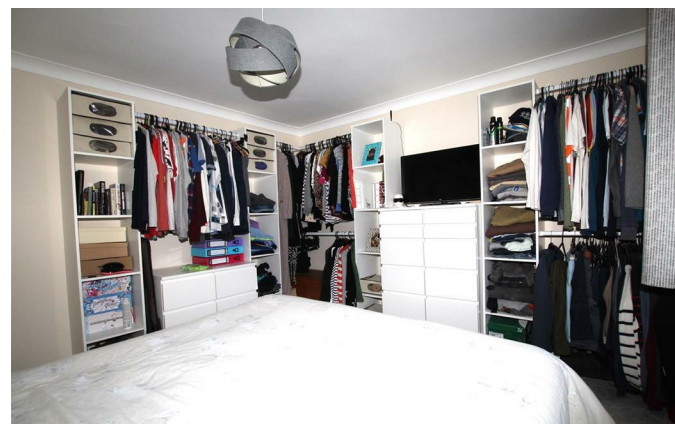
With double glazed window to the rear, ceiling coving, built-in wardrobes and airing cupboard, central heating radiator, ceiling light/fan and double glazed window to the rear elevation.

Bedroom Three

7'6 x 6'11 (2.29m x 2.11m)

With double glazed window to the front elevation, central heating radiator and ceiling coving.





Bathroom

A modern white suite comprising combined W.C and vanity hand wash basin unit, panel enclosed bath with shower over and centre taps, under floor heating, wall mounted chrome heated towel rail, double glazed window to the rear elevation and being fully tiled.

Garage

A single integral garage with electric roller door leading from the block paved front front garden/drive which provides off street parking for two cars. The garage provides power and light and a workshop/utility area to the rear with plumbing for automatic washing machine and space for a dryer. A pedestrian door leads into the rear hall of the property.

Gardens

The front of the property is block paved providing off street parking for two cars with dwarf wall boundaries and gate leading to the rear of the property.

To the rear is a good sized enclosed garden mainly laid to lawn with fenced and hedged boundaries. There are both paved and gravelled patios, a garden shed and borders providing trees, plants and shrubs.

Services

Drainage: Mains

Heating: Gas

Electric: Mains

Additional Services

Tenure: Freehold

Floor Area: 92 Sq M

EPC Rating: E

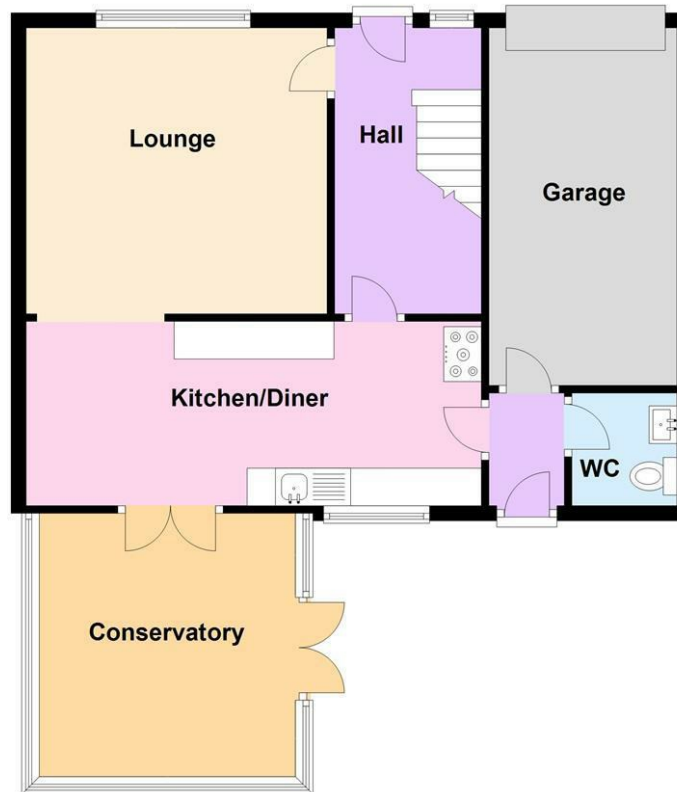
Council Tax Band: B





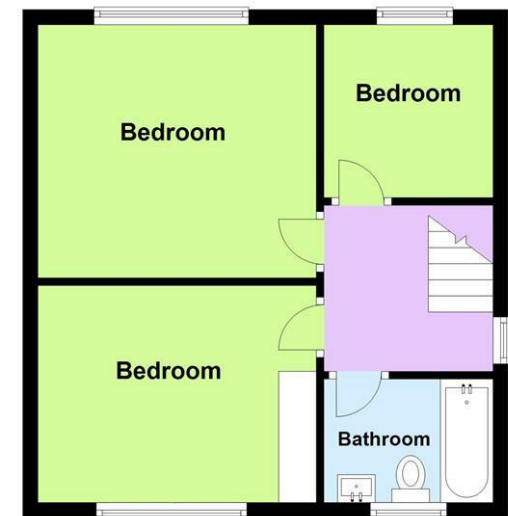
Ground Floor

Approx. 723.2 sq. feet



First Floor

Approx. 413.5 sq. feet



Total area: approx. 1136.7 sq. feet

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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.