



6, Birchwoods Close

| Market Rasen | LN8 3NT

Asking Price £254,995



Perkins George Mawer & Co.

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

6

Birchwoods Close |

Market Rasen | LN8 3NT

Asking Price £254,995

A modern detached property situated in this ideal secluded location on the fringe of this popular development. The property enjoys a corner position with a great outlook whilst not being overlooked.

The well presented accommodation comprises entrance hallway, modern fitted kitchen and utility room, good sized lounge being open to the dining room and leading through to a conservatory.

To the first floor are three double bedrooms, the master having an ensuite shower room and house bathroom.

Externally the property offers low maintenance gardens to the front with driveway leading to a single garage and electric car charger. To the rear is a well maintained enclosed garden with patio.

A viewing is highly recommended to appreciate the accommodation on offer.

- Extremely Well Presented
- Conservatory
- Garage
- Enclosed Rear Garden
- Two Reception Rooms
- Utility Room & Ensuite
- Electric Charging Point
- Solar Panels

Entrance Hallway

Having stairs to the first floor, central heating radiator, under stairs storage cupboard and doors to:

W.C./Cloaks

With low level flush W.C, pedestal hand wash basin with splashback, extractor fan and central heating radiator.





Kitchen

9'0 x 10'6 (2.74m x 3.20m)

With a range of wall and base units with rolled edge laminate work surfaces over and incorporating one and a half bowl drainer sink unit with mixer tap, built-in stainless steel electric oven with ceramic hob and stainless steel extractor hood over plus plumbing for dish washer and space for a fridge. Ceiling spotlights, central heating radiator, double glazed window to the rear, part tiled walls and tiled floor complete the room.

Utility Room

8'9 x 5'2 (2.67m x 1.57m)

A range of wall units with full size built-in pantry unit, plumbing for automatic washing machine, space for dryer and freezer with rolled edge work surfaces over. Part tiled walls, tiled floor, central heating radiator and double glazed rear entrance door.



Lounge

16'11 x 14'2 (5.16m x 4.32m)

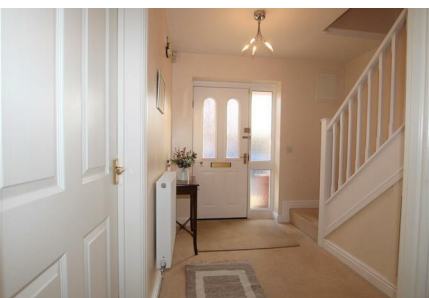
A good sized lounge being open to the dining room which in turn flows through to the conservatory. With ceiling coving, two central heating radiators, coal effect electric fire with marble styled back and hearth, television point, two double glazed windows to the front elevation, and doorway to the hallway.

Dining Room

10'4 x 8'9 (3.15m x 2.67m)

Being open to the lounge and providing access to the conservatory.

With central heating radiator, double doors to the kitchen, and patio doors to the conservatory.







Conservatory

12'2 x 10'6 (3.71m x 3.20m)

Being of brick and UPVC construction with central heating radiator, tiled floor and French doors to the rear garden.

To The First Floor

Landing

With built-in airing cupboard, loft access and doors to:

Bedroom One

11'10 x 10'0 (3.61m x 3.05m)

With double glazed window to the rear, central heating radiator and built-in wardrobes.

Bedroom Two

12'10 max 10'3 (3.91m max 3.12m)

With two double glazed windows to the rear and central heating radiator.

Bedroom Three

10'2 x 9'8 (3.10m x 2.95m)

With double glazed window to the front, fitted wardrobes and central heating radiator.

Bathroom

7'5 x 6'1 (2.26m x 1.85m)

A three piece suite comprising panel enclosed bath with telephone style mixer shower over, low level flush W.C, pedestal hand wash basin, shaver point, central heating radiator, ceiling spotlights, double glazed window to the rear elevation, tiled floor and being part tiled.

Garage

A driveway offers off street parking with electric charging point and leads to a single detached garage with up and over door, power and light.



Gardens

To the front of the property is a low maintenance mainly laid to gravel and paved pathway leading to the front entrance door.

Whilst to the rear is an enclosed private garden mainly laid to lawn with borders providing trees, plants and shrubs, a paved patio, outside tap and walled and fenced boundaries.

Services

Gas Central Heating

Mains Drainage/water

Mains Electric

Additional Information

Floor Area: 102 Sq M

EPC Rating: B

Council Tax Band: C

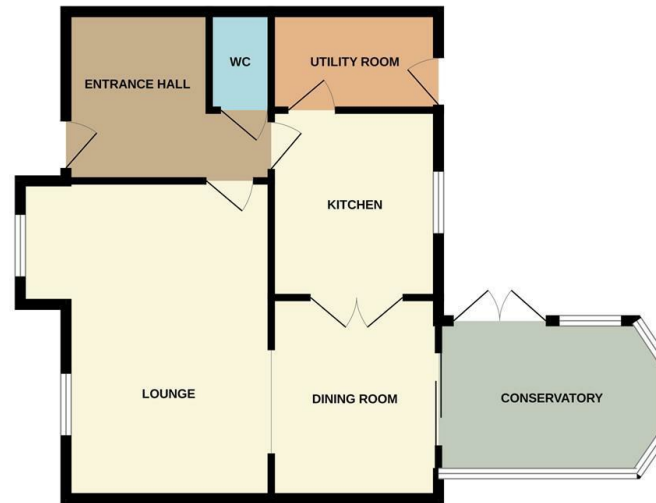
Tenure: Freehold







GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(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	

Perkins George Mawer & Co
 Corn Exchange Chambers
 Queen Street
 Market Rasen
 Lincolnshire
 LN8 3EH

01673 843011
 info@perkinsgeorgemawer.co.uk
 www.perkinsgeorgemawer.co.uk

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.