



0.3 Acres Kenrene, Main Street

| Howsham, Market Rasen | LN7 6LD

£315,000



Perkins George Mawer & Co.

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

0.3 Acres Kenrene

Main Street |

Howsham, Market Rasen | LN7 6LD

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We are delighted to offer for sale this four bedroom detached property situated in the popular village of Howsham. The property briefly comprises entrance hallway, spacious lounge with archway to a dining area, dining kitchen, utility area, W.C , three bedrooms and family bathroom. To the first floor is the fourth bedroom and loft room/scope for bedroom five.

Externally the property sits in a good sized plot of approximately 0.3 approx. acres, with ample parking for multiple cars, gardens and a detached triple garage/workshop to the rear.

The property lends itself to further refurbishment and modernisation if required.

Storm Porch

With entry via a timber front door into the porch with single glazed windows to the front and side, ceiling coving and leading to:

Entrance Hallway

With stairs leading to the first floor, ceiling coving, a spacious airing cupboard with shelving and two central heating radiators.





Lounge

13'11 x 11'11 (4.24m x 3.63m)

A spacious through lounge diner. The lounge area comprises timber framed bay window with secondary glazing to the front, a stone fireplace with open fire, ceiling coving, central heating radiator and archway to:

Dining Area

13'10 x 11'11 (4.22m x 3.63m)

A dual aspect room with double glazed timber framed windows to the side and rear and through by light window, ceiling coving and two central heating radiators.

Kitchen

9'3 x 8'5 (2.82m x 2.57m)

Having a range of wall and base units with rolled edge work surfaces over and incorporating a stainless steel drainer sink unit, built-in electric hob, space and plumbing for dish washer/oven, timber framed windows to the side and rear and being part tiled. Archway to:

Dining Area

10'11 x 9'10 (3.33m x 3.00m)

Adjoining the kitchen and having ceiling coving, central heating radiator, through by light window to the lounge and Worcester boiler.

Rear Hall

A useful utility area provides plumbing for automatic washing machine and space for dryer and timber framed window to the rear., plus walk in cloaks/store room. A timber external door leads to the rear.

W.C

With low level flush W.C and timber framed window to the rear.





Bedroom One

11'9 x 10'11 (3.58m x 3.33m)

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

Bedroom Two

11'0 x 9'5 (3.35m x 2.87m)

With ceiling coving, central heating radiator, laminate wood flooring and timber framed double glazed window to the front elevation.

Bedroom Three

11'4 x 8'0 (3.45m x 2.44m)

With ceiling coving, central heating radiator, laminate wood flooring and timber framed window to the rear elevation.

Bathroom

8'6 x 7'10 (2.59m x 2.39m)

A four piece suite comprising shower cubicle, panel enclosed bath, pedestal hand wash basin, low level flush W.C, central heating radiator and timber framed obscured window to the rear elevation.

First Floor

With landing providing access to bedroom four and two further loft rooms, one of which would be ideal to convert given any necessary planning consents.

Bedroom Four (restricted head height)

16'8 x 9'3 (5.08m x 2.82m)

With two built-in storage cupboards and timber framed window to the rear elevation.

Outbuildings

There are three large brick built garages/workshop to the rear of the property providing power, lighting ample work space and storage.

Parking

The property is situated on a good sized plot with a driveway to the side of the property leading to the rear and providing ample parking. The outbuildings/garage provide vehicle storage.

Gardens

This larger than average plot offers superb outside space with gardens mainly laid to lawn to the front and side and enclosed by hedged boundaries. A walled patio area sits to the rear of the property with outside lighting and water tap. The remaining outside space is hard standing. There is certainly scope and opportunity for further change.

Services

Heating: Oil

Mains Electric

Mains Water

Additional Information

Tenure : Freehold

Floor Area: 132 Sq M

EPC Rating: E

Council Tax Band: D

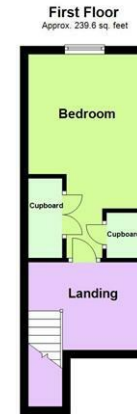
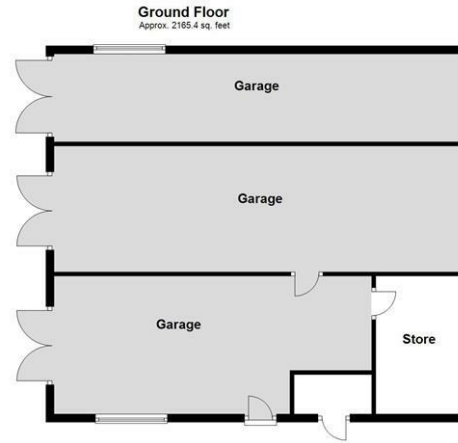






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 2405.0 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.

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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.