



# 18 Low Church Road

Middle Rasen | Market Rasen | LN8 3TY

Asking Price £240,000



**Perkins George Mawer & Co.**

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

# 18

Low Church Road | Middle Rasen

Market Rasen | LN8 3TY

Asking Price £240,000

A two bedroom detached bungalow offered for sale with no forward chain and being situated on a generous corner plot in this popular location in Middle Rasen. The property would require some modernisation and briefly comprises entrance hallway, lounge, dining kitchen, conservatory, two bedrooms and shower room. Externally the property offers gardens to three sides and driveway leading to a single detached garage. There is also scope to extend outwards or upwards given the correct permissions and regulations.

#### Entrance Hallway

With central heating radiator and loft access with pull down ladder and window.

#### Lounge

13'6 x 11'6 (4.11m x 3.51m)

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

#### Dining Kitchen

15'1 x 13'0 (4.60m x 3.96m)

Having a range of wall and base units with rolled edge laminate work surfaces over and incorporating a one and a half bowl drainer sink unit with mixer tap, plumbing for automatic washing machine, space for fridge and freezer, ceiling coving, double glazed bay window to the rear and built-in storage cupboards housing the hot water cylinder.





### Conservatory

8'0 x 6'0 (2.44m x 1.83m)

With access from the kitchen and being of brick and UPVC construction with double glazed doors to the front and rear gardens.

### Bedroom One

12'5 x 11'5 (3.78m x 3.48m)

With double glazed window overlooking the front elevation, ceiling coving and telephone point.

### Bedroom Two

13'3 x 8'11 (4.04m x 2.72m)

With double glazed window overlooking the rear elevation, ceiling coving and central heating radiator.

### Shower Room

Comprising walk in shower cubicle, pedestal hand wash basin, low level flush W.C, double glazed window overlooking the rear elevation and being part tiled.

### Garage

A single detached garage with up and over door and being accessed via a driveway to the side of the property. Having power and light, a double glazed obscured window to the side window to the rear.

### Services

Mains drainage

Gas Heating

Electric

### Additional Information

Floor size: 58 Sq M

Tenure: Freehold

EPC Rating: D

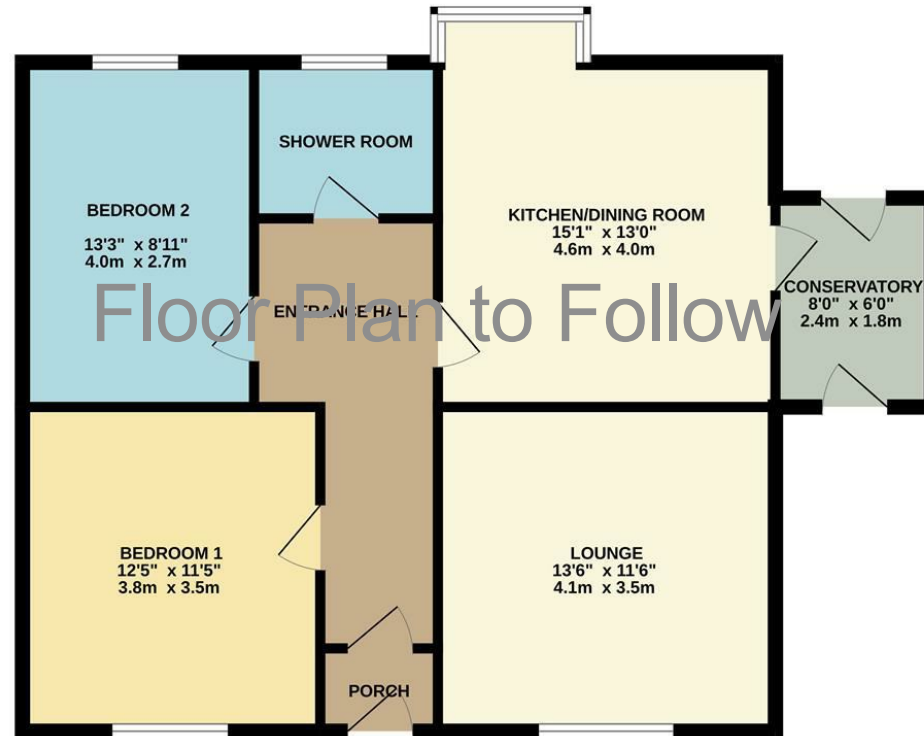
Council Tax Band: B



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	

GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



Floor Plan to Follow

TOTAL FLOOR AREA: 802 sq.ft. (74.5 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

**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.