



32, North Street

| Middle Rasen, Market Rasen | LN8 3TS

£285,000



Perkins George Mawer & Co.

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

# 32

North Street |

Middle Rasen, Market Rasen | LN8 3TS

£285,000

Detached Bungalow in sought after village location which has flexible living accommodation to suit a wide range of different buyer's needs. Whilst Middle Rasen has good local services including a Local Store, Pub, Primary School, it is less than two miles from Market Rasen which has a greater selection of leisure and shopping facilities, catering for most every day needs.

Currently, the accommodation comprises, Dining Hall, Study, Living Room which opens out to the lovely Rear Garden, Modern Re-Fitted Kitchen with Utility Area. Two Bedrooms, Main Bedroom with En-Suite Shower Room plus Bathroom. On the First Floor there is a useful Attic Room and access to the Loft Space. There is a Front Garden, Parking for several cars and access through a 'ranch gate' to a 'bonded resin' driveway providing more parking and access to the Single Garage. There is also a lovely Rear Garden with open outlook beyond.

- Modernised Detached Bungalow
- Modern Kitchen & Utility
- Two Bedrooms
- Beautiful Rear Garden
- Sought After Village
- Lovely Living Room
- Bathroom plus En-Suite
- No Chain

### Dining Hall

18'9 x 4'9 plus 9'3 x 8'4 (5.72m x 1.45m plus 2.82m x 2.54m)

uPVC double glazed insert. Double glazed side screen. Radiator. Coving. Open tread stairs to Attic Room and Loft.

### Study

11'0 x 9'0 (3.35m x 2.74m)

Double glazed window to front. Radiator. Coving.

### Main Bedroom

11'11 x 17'11 (3.63m x 5.46m)

Double glazed windows to front, side and rear. Electric fire. Coving. Radiator. Door to:-

### En-Suite Shower Room

Step-in shower cubicle. Wash hand basin in vanity with double cupboard under. W.C. Chrome towel rail. Double glazed window to side. Tiling to coving height with border tile.





### Bedroom Two

10'11 x 12'9 (3.33m x 3.89m)

Double glazed window to side. radiator. Coving.

### Bathroom

White suite of panelled bath having shower and screen over. Wash hand basin in vanity with cupboards and drawers below. Low level W.C. Chrome towel rail. Window to side. Tiling to coving height with border tile. Double opening airing cupboard with hot water cylinder.

### Re-Fitted Kitchen Area

10'10 x 13'5 (3.30m x 4.09m)

Cream coloured modern wall and base units. Roll top work-surface with inset single drainer stainless steel sink top. Built-in double oven, gas hob and extractor hood. Built-in dishwasher and fridge/freezer. Coving. Double glazed window to side. Opening to:-

### Utility Area

6'0 x 7'11 (1.83m x 2.41m)

Matching base units and work-surfaces with inset one and a half bowl, single drainer sink top.

### Living Room

11'11 x 16'6 (3.63m x 5.03m)

Gas coal effect fire. Double radiator. Two uPVC double glazed patio doors to Rear Garden. Double glazed window to side. Coving.

### Attic Landing

Doors to Attic Room and Loft Space.

### Attic Room

8'9 x 13'9 (2.67m x 4.19m)

Recently used as a hobby room.

### Loft

Gas boiler

### Front Garden

Gravelled parking for several cars. Ranch style gate leading to:-

### Additional Parking

Bonded Resin drive providing further parking.

### Single Garage

17'10 x 9'0 (5.44m x 2.74m)

Electric door. Double glazed window to rear.

### Rear Garden

Being a particular feature of the bungalow with patio, shaped lawn, pond, summer house. Fruit tree and open aspect beyond.

### Additional Information

EPC: Band D

Council Tax Band D - West Lindsey

All Mains Services are connected





# Floor Plan to Follow

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>73</b>
(55-68) <b>D</b>		<b>65</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.