



Perkins George Mawer & Co.

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



81 Caistor Road

Market Rasen
LN8 3JA

Guide Price **£275,000**
Freehold

Detached Bungalow

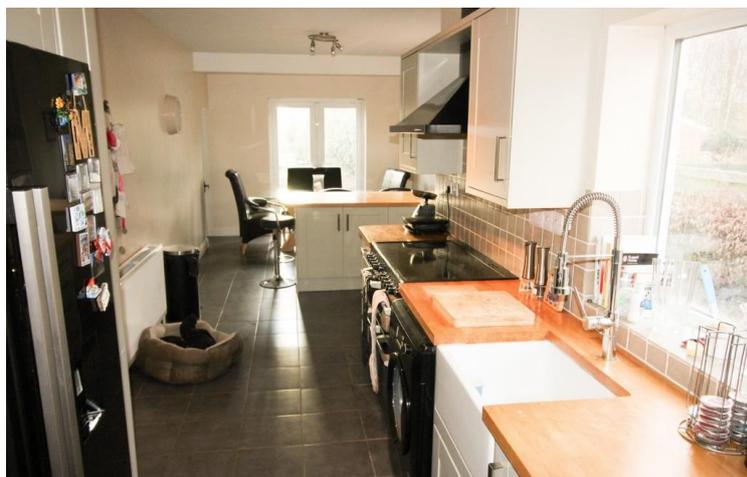
4 Bedrooms

En Suite & Bathroom

Conservatory

Detached Garage

Ample Parking/Turnaround Drive





Accommodation

Entrance Hall

Leading through to the Living Room and Bedrooms complete with carpeted flooring and central ceiling light.

Dining Kitchen

Finished to a high standard with a breakfast bar and dining area and complete with a range of cream wood effect wall, base and drawer units with wooden roll edge work surfaces, Stoves double cooker and five ring hob with extractor hood over, Belfast sink with chrome mixer tap, tiled splash back, tiled flooring, spotlights to ceiling, space and plumbing for washing machine, radiator, uPVC windows to the side elevation and French doors leading out to the rear garden.

Living Room

A light and spacious open plan living room complete with two sets of sliding uPVC doors, allowing for plenty of natural light, leading to the rear garden and conservatory. Wood burner with oak mantel and exposed brick and tiled hearth, dining area, TV point, wall mounted and ceiling lights, carpeted flooring and radiator.

Conservatory

Of uPVC construction and complete with a vaulted roof, part exposed brick walls and tiled flooring.

Master Bedroom

Complete with uPVC window to the front elevation, carpeted flooring, central ceiling light, TV point and radiator. Door to;

En suite

With a frosted uPVC window to the side elevation, low level flush WC, pedestal wash hand basin with chrome mixer tap, wall mounted cupboard over sink, shower enclosure with Mira electric shower and tiled splash back, radiator, tiled flooring and spotlights to ceiling.

Bedroom Two

With uPVC window to the side elevation, walk in wardrobe and built in cupboard, carpeted flooring, central ceiling light and radiator.

Bedroom Three

With uPVC window to the side elevation, carpeted flooring, central ceiling light and radiator.

Bedroom Four/Study

With uPVC window to the side elevation, feature black ornate fireplace, carpeted flooring, central ceiling light and radiator.

Family Bathroom

Complete with panelled corner bathtub with chrome mixer taps, low level flush WC, pedestal wash hand basin with chrome mixer tap and wall mounted cupboard above, shower enclosure with Mira electric mixer shower head and hose and tiled splash back, tiled flooring and walls to dado height, central ceiling light, laddered towel radiator and uPVC frosted window to the side elevation.

Outside

With an in and out stone driveway to the front providing ample off road parking for multiple cars, a generously sized garden to the rear laid mainly to lawn with a border of mature trees, bushes, shrubs and hedges. A raised patio area provides a perfect spot for al fresco dining and entertaining and a timber framed dog kennel is located to the side of the boundary.

The single detached Garage is accessed via the side of the property and comes complete with power points and lighting.

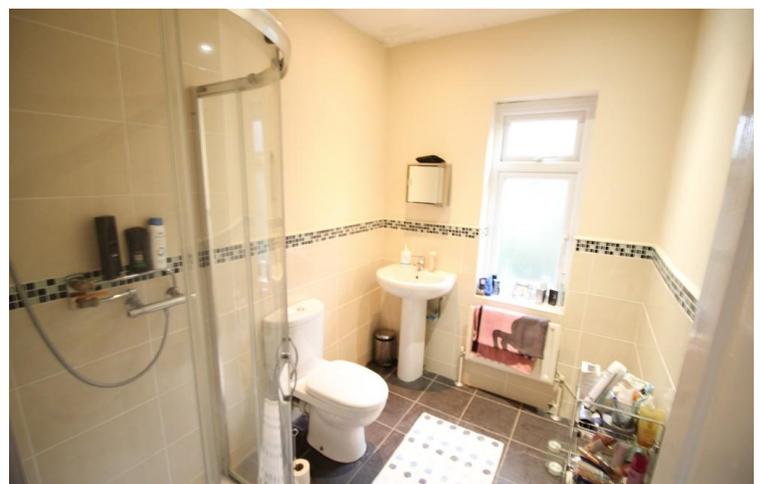
Tenure & Possession

Freehold

Vacant possession will be given on completion on the purchase.

Services

The owner/occupier informed us that any services; or appliances (including central heating if fitted) referred to in this brochure operates satisfactorily, but they have not been



checked. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliance.

Outgoings

The property falls into Council Tax Band E payable to West Lindsey District Council, Guildhall, Marshall's Yard, Gainsborough DN21 2NA Tel: 01427 676676

Fixtures & Fittings

Only those items described within these sales particulars are included within the sale.

Viewing

Strictly through the Selling Agents at their Market Rasen office. Tel: 01673 843011

Opening Hours

Monday to Friday : 9 am to 5.15 pm - Saturday
9 am to 12.00 pm

Websites

You will find a further selection of our properties if you log onto

www.perkinsgeorgemawer.co.uk

www.rightmove.co.uk

www.uklandandfarms.co.uk

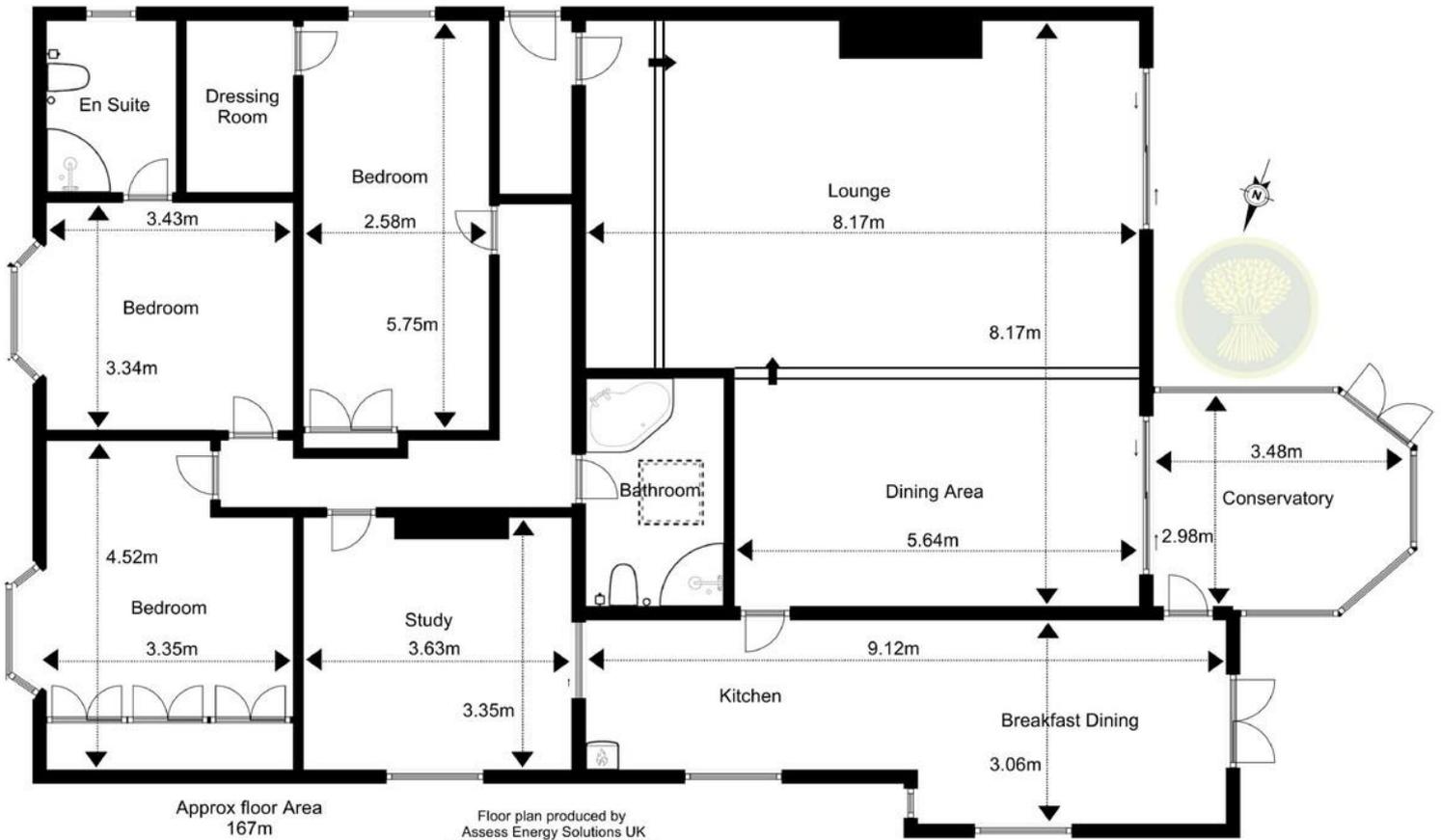




Local Authority
Council Tax Band
EPC Rating

TBC

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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.