



Perkins George Mawer & Co.

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



4 George Road

Middle Rasen

Market Rasen

LN8 3LH

£315,000

Freehold

Detached House Rural Location

5 Bedrooms

3 Bathrooms

3 Reception Rooms

Breakfast Kitchen & Utility Room

Gas C.H./Harwood D.G.

No Forward Chain



LOCATION

Middle Rasen lies at the crossroads of the A46 Lincoln to Grimsby Road and A631 Gainsborough to Louth Road. Village facilities include general store and post office, public house with restaurant, village hall, playing field, bowling green, church and chapel. There are bus services running along the main road between Lincoln and Grimsby.

The village also has a primary school with secondary education at de Aston comprehensive school in the adjoining small market town of Market Rasen which offers shopping and banking facilities, health centre, library, leisure centre, railway link to mainline stations, golf club and boasts the only racecourse in Lincolnshire

DIRECTIONS

From the Agent's offices take the A46 south towards Lincoln. At the Middle Rasen cross roads turn left into Mill Lane, past the Methodist Church and take the right hand turn onto Jackson Field. The turning for George Road is immediately on the right.

ENTRANCE HALL

Leaded glazed door leading from Porch, stairs with spindle balustrade to first floor, pendant central light, radiator, oak wood flooring, under stairs storage cupboard and doors to:

LOUNGE

17'5" ' 16'2" (5.59m The French doors and windows cover the full width of the back wall to allow for plenty of light and open views over the garden, oak wood flooring, spotlights to ceiling, wall lights, radiator, gas fireplace with marble surround and hearth and telephone and TV point.

DINING ROOM

16'3" ' 8'6" (5.08m Complete with windows to the front and side elevations, oak wood flooring, spotlights to



ceiling, TV point and radiator.

SITTING ROOM

14'1" 11'10" (4.55m With French doors leading out to the decked area, oak wood flooring, spotlights to ceiling, wall lights, 2 radiators and TV and telephone point.

BREAKFAST KITCHEN

14'1" 12'2" (4.57m This stylish, modern kitchen is complete with a range of creme wall, base and drawer units with brown engineered stone work surface, four ring AEG gas hob with splash back, extractor fan, integrated AEG electric oven, NEFF integrated dishwasher, NEFF integrated fridge freezer, stainless steel 'undermount' style single drainer sink unit with chrome mixer tap, tiled splash back, Fired Earth stone flooring, radiator, spotlights to ceiling, windows to the front and side elevations and generously sized breakfast dining area.

UTILITY ROOM

With a range of cream wall units, brown engineered stone work surface, ceramic 'provence' style sink unit with chrome mixer tap, tiled splash back, plumbing and space for washing machine, spotlights to ceiling, Fired Earth stone flooring and exit door to the side elevation.

WC

Complete with a white low flush WC, pedestal wash hand basin, wall mounted cupboard, tiled to half height, spotlights to ceiling and frosted window to the front elevation. Stairs with spindle balustrade to

LANDING

with pendant central light and doors to

MASTER BEDROOM

16' 2" x 11' 3" (4.93m x 3.43m)

A generously sized room with grey finish wooden flooring, built in wardrobes, TV point, spotlights to ceiling, radiator and windows to the side and rear elevations, with views over the garden and surrounding countryside. Door to;

EN SUITE

Complete with shower enclosure with mains mixer shower, white low flush WC and pedestal wash hand basin. Tiled to half height and spotlights to ceiling.

BEDROOM TWO

14' 1" x 11' 1" (4.29m x 3.38m) Generously sized double bedroom with beige carpet, window the front elevation, TV point, spotlights to ceiling, radiator

EN SUITE

With shower enclosure with mains mixer shower, white low flush WC, pedestal wash hand basin, tiled to half height, spotlights to ceiling and frosted window to the front elevation.

BEDROOM THREE

This bedroom benefits from a door and windows to the balcony, letting plenty of light into this spacious room. Complete with beige carpet, spotlights to ceiling and radiator.

BEDROOM FOUR

9' 5" x 8' 6" (2.87m x 2.59m) Currently being used as an office space, this double bedroom is complete with a window to the side elevation, spotlights to ceiling, TV point, built in wardrobes and grey finish wooden floor.

BEDROOM FIVE

8' 7" x 8' 6" (2.62m x 2.59m) Single room with beige carpet, radiator, spotlights to ceiling and window to front elevation.





FAMILY BATHROOM

White suite comprising; bath with chrome mixer tap and telephone shower head and hose, low flush WC, pedestal wash hand basin, shower enclosure with mains mixer shower and sparkle mermaid board splash back, tiled to full height with decorative ceramic tiled mosaic to the bath and window sill, laddered towel radiator, vinyl flooring and frosted window to the front elevation.

OUTSIDE

The rear garden is laid to lawn with a mixture of mature flower beds, shrubs and trees. There's a boundary double panelled fence, large decking area which is perfect for alfresco dining, garden shed, block paved area, hot tub (available by separate negotiation), external double power point, fitted outdoor 4m retractable blind over the decking area and outside tap adjacent to the exit door.

The block paved driveway provides ample off road parking for approximately four cars and is complete with mixture of mature trees to the front, on a Welsh slate garden.

GARAGE

18' 8" x 9' 1" (5.69m x 2.77m) Complete with manual up and over door, light and power points.

TENURE & POSSESSION

Freehold

Vacant possession will be given on completion.

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 particulars are included within the sale.

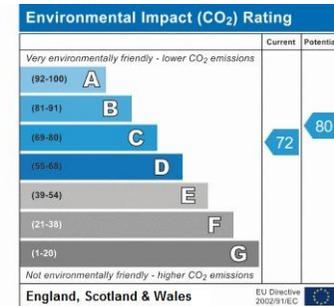
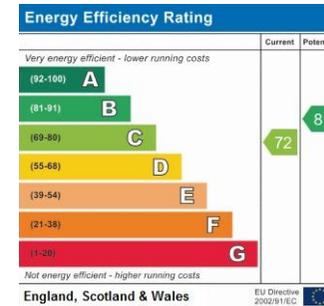
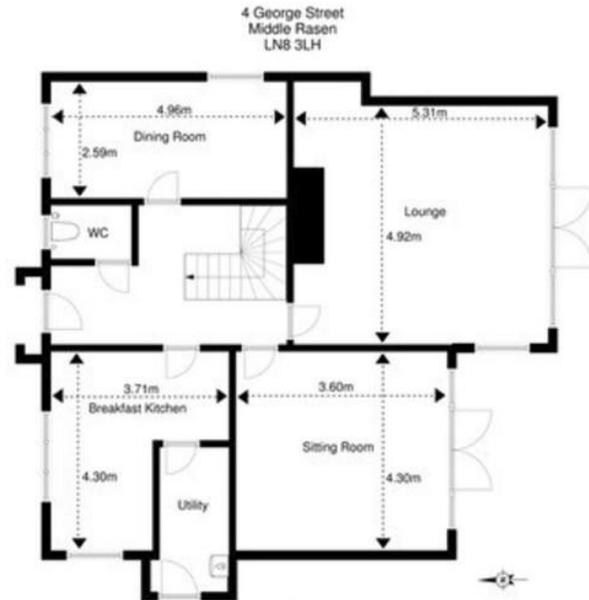
VIEWING

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



**Local Authority
Council Tax Band
EPC Rating**

West Lindsey District Council
F
C



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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.