



**Perkins George Mawer & Co.**

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



### 9 The Brambles

Market Rasen  
LN8 3NS

Guide Price **£269,950**  
**Freehold**

Back on market following improvements  
Lounge and dining room.  
Study and conservatory.  
Kitchen and utility room.  
Four generous bedrooms.  
two bedrooms with fitted wardrobes.  
Bathroom and en-suite shower room.





The vendor has recently placed this property back on the market following improvements being made.

### **The Development**

The Brambles development prides itself with a proactive management committee who maintain the estate with great dedication.

The area has a regularly maintained wildlife reserve for newts and woodland areas.

There are two children's play grounds and ample grass walking areas on the estate.

A small yearly management fee is payable annually by all residents to keep the communal areas tidy and safe.

### **Main Entrance**

Via composite main entrance door with twin glazed panels and matching side panel leading into the entrance hall.

### **Entrance Hall**

Dog legged side staircase leading to the first floor accommodation, central heating radiator, telephone point, central ceiling light, smoke alarm, coving to the ceiling, cream floor tiling, wall mounted central heating thermostat, doors leading through to the lounge kitchen, study and cloak room.

### **Cloak Room**

5'8.3 x 3'4.8 Low flush wc, pedestal wash hand basin with white splash back wall tiling, central ceiling light, coving to the ceiling, extractor fan, central heating radiator, cream floor tiling.

### **"L" shaped Study**

8'6.4 x 7'0.7 Upvc double glazed window to the front elevation, built in useful storage cupboard, central heating radiator, telephone point, coving to the ceiling, central ceiling light, cream floor tiling.

### **Dining Room**

11'3.6 x 8'9.0 Sliding patio door leading through to the

conservatory with pine architrave central heating radiator, central ceiling light, coving to the ceiling.

### **Lounge**

14'8.7 x 12.0. Upvc double glazed window to the front elevation, white fire surround having stone hearth for inset electric fire, telephone and television points, central heating radiator, central ceiling light, coving to the ceiling, square opening through to the dining room with pine architrave

### **Victorian style conservatory**

14'1.0 x 12'3.9 Part brick and glazed construction having french doors leading out to the rear garden, combination central ceiling light and fan, wall mounted black lantern wall light, power points, terracotta tiled flooring.

### **Breakfast Kitchen**

12'2.9 x 8'6.0 Upvc double glazed window to the rear elevation, fitted with a range of bespoke buttermilk wall base and drawer units with complementary oak working surfaces above incorporating a Belfast style sink unit with chrome effect mixer tap, splash back wall tiling in high sheen cream with blue border tile, central heating radiator, electrical cooker point, pewter effect pendant breakfast light, spot lighting and coving to the ceiling, cream floor tiling, square archway leading through to the utility room.

### **Utility Room**

8'4.5 x 6'2.9 Part glazed composite door leading to the rear garden, personnel door leading into the garage, part tiling to the walls matching the kitchen, fitted with 5 bespoke pine shelving units, electric cooker point and space for range style oven, grey marble effect working surfaces, space for larder

fridge freezer wall mounted central heating timer, extractor fan, coving to the ceiling, cream floor tiling.

### **Staircase and Landing**

Feature arched chapel style window to the front elevation, white spindle staircase with mahogany effect banister and handrail to the first floor accommodation, loft access to boarded roof space, coving and smoke alarm to the ceiling, built in airing cupboard housing the pressurised hot water cylinder and linen shelf, doors to all other rooms.

### **Master Bedroom**

12'1.2 x 11'0.5 Upvc double glazed window to the front elevation, built in three door wardrobes incorporating hanging rails and shelving, television and telephone points, central heating radiator, coving to the ceiling, central ceiling light, door leading to the en-suite shower room.

### **En-suite shower room**

6'4.6 x 5'7.3 Upvc double glazed frosted window to the front elevation, glazed shower enclosure incorporating white high sheen wall tiling with chrome shower head and hose, pedestal wash hand basin with splash back wall tiling, low level flush wc, shaver point, central heating radiator, extractor fan, coving and spot lighting to the ceiling, white tile effect flooring.

### **Bedroom Two**

11'4.0 x 8'4 Upvc double glazed window to the rear elevation, three door built in wardrobes incorporating hanging rails and shelving, central heating radiator, television point, central ceiling light, coving to the ceiling, white wood effect flooring.

### **Bedroom Three**

9'1.8 x 8'8.0 Upvc double glazed window to the rear





elevation, central heating radiator, coving to the ceiling, central ceiling light.

#### **Bedroom Four**

8'9.4 x 8'8.1 Upvc double glazed window to the rear elevation, central heating radiator, television point, coving to the ceiling, central ceiling light.

#### **Family Bathroom**

10'0.4 x 5'7.3 Upvc double glazed frosted window to the front elevation, free standing bath with chrome telephone style taps and shower hose having matching chrome feet, pedestal wash hand basin with splash back wall tiling, low level flush wc, central heating radiator, shaver point, coving, spot lighting and extractor fan to the ceiling, pine skirting boards and matching raised platforms, beige flooring.

#### **Integral single Garage**

17'1.7 x 9'6.3 Up and over door incorporating power and lighting, fitted stainless steel sink unit and drainer with twin maple effect base unit and mottled working surface, space and plumbing for automatic washing machine, wall mounted "Glowworm" boiler unit, wall mounted fuse box, door leading through to the utility room.

#### **Outside**

Front elevation

Beech hedging to the front elevation offering privacy, pathway leading to the main elevation, side gate leading to the rear elevation, lawned area having planted shrubs and bushes, outside lighting and 2 water taps with a further tap near the garage.

Mainly laid to lawn rear garden having paved patio area, wide variety of planted trees shrubs and bushes and hard standing.

**Local Authority**  
**Council Tax Band**  
**EPC Rating**

West Lindsey District Council  
 D  
 C

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		

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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.