



Perkins George Mawer & Co.

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



6 Windsmoor Road

Binbrook
Market Rasen
LN8 6EF

£500 pcm

Mid Terraced

2 Generous Bedrooms

Entrance hall and lounge

Modern breakfast kitchen with pantry

Bath with shower over

Gas central heating

Upvc double glazing

Enclosed Garden





MAIN ENTRANCE

Via part glazed Upvc main entrance door with twin stained glass and lead effect panels leading into entrance hall.

ENTRANCE HALL

Neutral painted walls, central heating radiator, smoke alarm, central ceiling light, dark grey tile effect flooring, grey carpeting to staircase leading to the first floor accommodation, door leading through to the lounge.



LOUNGE

13' 04" x 10' 06" (4.06m x 3.2m) Upvc double glazed window to the front elevation with fitted curtain pole, neutral painted walls, decorative built in recess, television and telephone points, central ceiling light, central heating radiator, door leading through to the breakfast kitchen.

BREAKFAST KITCHEN

16' 05" x 9' 02" (5m x 2.79m) Upvc double glazed window to the rear elevation, fitted with a modern range of white high sheen wall base and drawer units with chrome bar handles with matching larder unit, black working surfaces, part tiling to the walls in white high sheen, light grey painted walls with brick effect feature wall, built in single stainless steel single oven with black glass hob above with fitted stainless steel extractor canopy, plumbing and space for washing machine, stainless steel sink unit and drainer, concealed combi boiler unit, wall mounted fuse box and electricity meter, built in larder cupboard, central heating radiator, grey tile effect flooring, twin central ceiling lights, Upvc part glazed arched door leading to the rear garden.



LANDING AND STAIRCASE

Neutral painted walls, grey carpeting, smoke alarm, loft access, wall mounted light fitting, doors to all other rooms.

BEDROOM ONE

13' 06" x 11' 05" (4.11m x 3.48m) Upvc double glazed window to the front elevation overlooking open space, neutral painted walls, central



heating radiator, central ceiling light, built in single door cupboard incorporating a clothes hanging rail, beige carpeting.

BEDROOM TWO

10' 00" x 9' 02" (3.05m x 2.79m) Upvc double glazed window to the rear elevation with curtain pole above, neutral painted walls, central ceiling light, central heating radiator, grey carpeting.

BATHROOM

6' 01" x 6' 00" (1.85m x 1.83m) Upvc double glazed frosted tilt and turn window to the rear elevation, modern white suite with chrome fittings comprising; "p" shaped shower bath with glazed screen incorporating a chrome shower head and hose, pedestal wash hand basin, low level flush wc. part tiling to the walls in beige marble effect, part magnolia painted walls, flush chrome and glass central ceiling light, coving to the ceiling, white wall mounted mirror and shelf unit, white wall mounted display shelving cube, central heating radiator, beige marble effect floor tiling.

GARDENS

Open plant front garden having paved pathway leading to the main entrance with lawned area.

Rear garden enclosed with screen fencing with gate leading to the rear parking area, paved patio area with picket fencing to artificial grassed area, outside tap and security light.



**Local Authority
Council Tax Band
EPC Rating**

West Lindsey District Council
A
C/69



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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.