



Perkins George Mawer & Co.

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



27 Dovecote

Middle Rasen
LN8 3UD

£750 pcm

Deposit £865
No Pets please.
Epc E/49
Entrance Hall.
Walk in Storage.
Through Lounge/Diner



Main Entrance

Via part glazed Upvc door with glazed panel leading into entrance hall.

Entrance Hall

Magnolia painted walls, new beige carpeting, central heating radiator, sliding door leading through to the walk in storage cupboard, central ceiling light, smoke alarm, telephone point, doors leading through to the lounge and kitchen.

Walk in storage cupboard

5'05 x 2'10 Upvc double glazed frosted window to the side elevation, magnolia painted walls, beige carpeting, double door storage unit.

"L" shaped Through Lounge/Diner

21'03 x 16'01 max Upvc double glazed Georgian style bow window to the front elevation with curtain pole above, Upvc double glazed Georgian style window to the side elevation with curtain pole above, twin central heating radiators, magnolia painted walls, new beige carpeting, coving and twin central ceiling lights to the ceiling, television point, door leading through to the kitchen.

Breakfast kitchen

13'05 x 9'08 Glazed window to the rear elevation, fitted with a range of Oak effect wall base and drawer units incorporating a 1 ½ bowl cream resin sink unit and drainer with mixer tap with complementary cream working surfaces above, integrated under counter fridge unit, fitted single electric oven with glass hob above, splash back wall tiling, wall mounted corner display unit, chrome towel rail, spot lighting to the



ceiling, grey wood effect flooring, ample room for breakfast table, doors leading through to the lounge, bedrooms and utility/sun room.

Utility/sun room

13'0 x 3'08 Part brick part Upvc construction with part glazed door leading out to the side and rear elevations, fitted vertical blinds, plumbing for automatic washing machine, wall mounted light fitting, power points, grey wood effect flooring.

Inner lobby

"L" shaped hallway having magnolia painted walls, loft access, smoke alarm, central ceiling light, new beige carpeting, smoke alarm, doors to all other rooms.

Master bedroom

12'11 x 11'05 Upvc double glazed window to the rear elevation with curtain track above, range of free standing oak effect furniture incorporating 6 door wardrobe, dressing table with cupboards and drawers, inset vanity mirror, twin three drawer bed side tables, matching 3 drawer unit, lemon painted walls, central ceiling light, television point, central heating radiator, new beige carpeting.

Bedroom two

11'04 x 9'0 Upvc double glazed window to the rear elevation with curtain track above, central heating radiator, white painted walls, new beige carpeting, central ceiling light.

Bedroom three

8'02 x 6'07 Dual aspect room with twin windows to the side and rear elevations, white painted walls, central heating radiator, new beige carpeting, central ceiling light.

Shower room

Upvc double glazed window to the rear elevation with fitted roman blind, corner glazed twin door tiled shower cubicle incorporating a chrome shower head and hose, pedestal wash hand basin, low level flush Wc, chrome towel rail, new beige carpeting, central ceiling light.

Single garage

Single garage with up and over door incorporating power and lighting, glazed window to the side elevation.

Garden shed

9'02 x 7'08 Timber garden shed incorporating useful work bench.

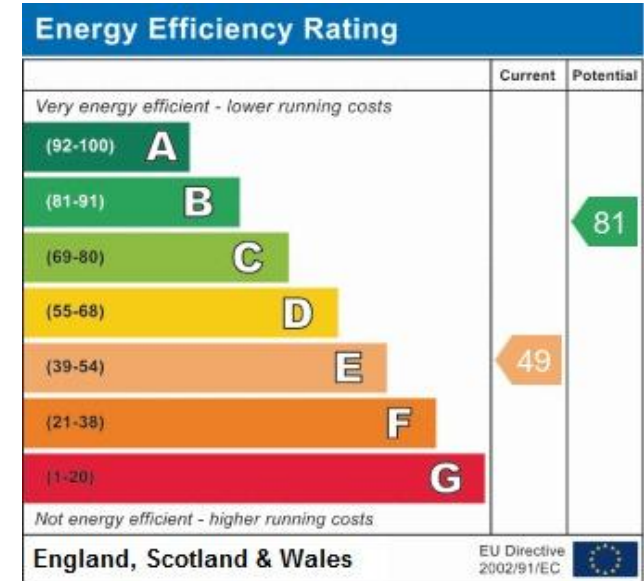
Rear Garden

Spacious rear garden having fencing and hedging to the rear and side elevations, paved and gravelled patio areas, lawned area with several planted borders, water butt, outside tap, tv aerial and sky dish.



**Local Authority
Council Tax Band
EPC Rating**

West Lindsey District Council
C
59D



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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.