



Perkins George Mawer & Co.

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



9 Drax Court
Middle Rasen
Market Rasen
LN8 3UE

Asking Price Of **£250,000**
Freehold

Village Location
Detached Bungalow
Dining Kitchen
Rear Conservatory
Large Garden
Double Garage
Double Glazing & Gas C/H
No Forward Chain



ENTRANCE HALL

Of 'L' Shaped design with panel glazed upvc entrance door, radiator, access to roof space via drop down ladder which contains lights. Recessed boiler cupboard containing gas combination central heating/hot water boiler

LOUNGE

18' x 11' 10" (5.49m x 3.61m) into walk-in bay window to front with additional windows to 2 sides, 2 radiators, marble style fireplace with inset coal effect gas fire

DINING KITCHEN

17' x 10' (5.18m x 3.05m) With windows to both rear and side elevations, internal door to rear conservatory. Generous range of attractive wall and base units incorporating integrated dishwasher, 1 1/2 bowl sink unit with mixer tap, electric ceramic hob with cooker extractor over, double oven and grill and with radiator and down-lighters to ceiling

CONSERVATORY

8' 6" x 7' (2.59m x 2.13m) having brick base, double glazed to 3 sides with access door to rear garden and polycarbonate roof.

BEDROOM ONE

11' x 13' 6" (3.35m x 4.11m) into walk-in bay window to front elevation, with radiator

BEDROOM TWO

11' 8" x 7' (3.56m x 2.13m) having window to rear elevation and radiator

BEDROOM THREE

8' 9" x 8' 2" (2.67m x 2.49m) with window to front elevation and radiator

BATHROOM

Well presented with window to rear elevation. Low level WC, vanity unit with inset wash hand basin, panelled bath and having benefit of walk-in tiled and glazed shower cubicle with mains shower

OUTSIDE

The property has lawned garden to front with pathway to front door and side driveway which extends towards the rear boundary with parking area and containing a

DOUBLE DETACHED GARAGE

17' x 17' (5.18m x 5.18m) with up and over doors, windows overlooking garden, pedestrian door access and containing power and light.

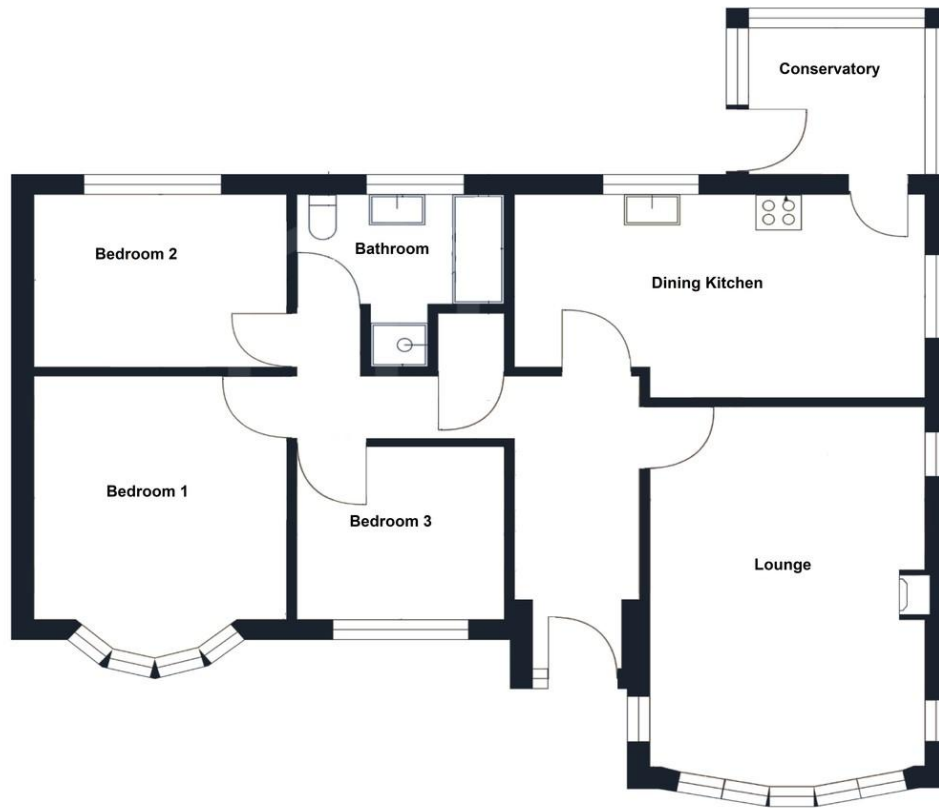
REAR GARDEN

the rear garden extends away to the rear and side of the property being of generous proportions with formal lawns, mature flower borders and further extending to the side of the property towards the front garden.



**Local Authority
Council Tax Band
EPC Rating**

West Lindsey District Council
C
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.