



**Perkins George Mawer & Co.**

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



<b>Marienfeld</b>	Detached Bungalow
<b>Old Gallamore Lane</b>	Well Proportioned Lounge
Middle Rasen	Generous Size Sun Room
Market Rasen	3 Bedrooms & Bathroom
LN8 3US	Breakfast Kitchen
Asking Price Of <b>£335,000</b>	0.25 Acre Plot
<b>Freehold</b>	Detached Double Garage
	No Forward Chain



## GENERAL DESCRIPTION

This is a well proportioned three bed roomed detached bungalow situated within a popular location being on a cul de sac corner plot being sold with no forward chain. The property briefly comprises breakfast kitchen, well proportioned lounge and sun room, three bedrooms and bathroom. The property being provided with upvc double glazing and gas fired central heating system

## BREAKFAST KITCHEN

19' 10" x 8' 10" (6.05m x 2.69m) with timber external entrance door from driveway, windows to both rear and side elevation, radiator, range of timber wall and base units incorporating inset one and a half bowl sink unit with mixer taps, ceramic hob, double oven and grill, plumbing for automatic washing machine and recess for fridge

## INNER HALL

being of L shaped design having access to roof area

## LOUNGE

15' 10" x 15' 8" (4.83m x 4.78m) with window to side, two radiators, stone styled fireplace extending to display shelves to one alcove containing living flame gas fire and having sliding patio doors to sun room



### SUN ROOM

17' 6" x 11' 0" (5.33m x 3.35m) having windows to three sides, being of brick construction with polycarbonate roofing, Upvc French doors to rear garden, radiator and also having additional access via double doors from the hallway

### BATHROOM

9' 0" x 8' 10" (2.74m x 2.69m) with window to rear, airing cupboard containing gas fired combination central heating/hot water boiler and shelved cupboard under, pedestal hand wash basin and low level WC. panelled bath and having the addition of a walk in tiled and glazed shower cubicle with mains shower

### BEDROOM ONE

13' 0" x 9' 0" (3.96m x 2.74m) maximum with window to side, radiator, range of recessed wardrobes to one wall with matching bedside units and drawers

### BEDROOM TWO

11' 8" x 10' 9" (3.56m x 3.28m) with window to rear, fitted wardrobes to one wall and radiator

### BEDROOM THREE

12' 0" x 9' 9" (3.66m x 2.97m) with window to rear and radiator

### OUTSIDE

24' 0" x 16' 0" (7.32m x 4.88m) The property is approached through double vehicle access gates to a lengthy driveway extending along the rear of the property and further extending to a detached pre cast garage with brick skin measuring 24' 0" x 16' 0" (7.32m x 4.88m) with timber vehicle access doors, additional pedestrian door to side and internally having a small workshop area which contains power and light. The garden then extends along the side of the property with attractive summer house and then further extending to a lawned front garden with hedging to boundary, extending along the sun room with mature trees, shrubs and ornamental plants with a further generous garden area to side again being heavily planted with herbaceous plants and shrubs



**Local Authority  
Council Tax Band  
EPC Rating**

West Lindsey District Council  
D  
C

**Floor Plan**  
Gross internal area: 116.1 m<sup>2</sup> (1249.3 ft<sup>2</sup>)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		

**Perkins George Mawer & Co**  
Corn Exchange Chambers  
Queen Street  
Market Rasen  
Lincolnshire  
LN8 3EH

**Contact**  
01673 843011  
info@perkinsgeorgemawer.co.uk  
www.perkinsgeorgemawer.co.uk

**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.