Perkins George Mawer & Co.
Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

27 Tennyson Close
Caistor
Market Rasen
LN7 6NZ

Asking Price Of **£299,000**
Freehold

Superb Presentation
Generous Lounge & Breakfast Kitchen
Dining Room & Rear Conservatory
Bathroom & En Suite Shower Room
4 Bedrooms
Double Glazed & Gas C/H
Detached Garage & Attractive Rear Garden

GENERAL DESCRIPTION

Not to be missed this is a superbly presented extended detached bungalow situated in a corner cul de sac location with generous gardens which briefly comprises entrance hall, well proportioned lounge, four bedrooms the master bedroom having recently installed en suite shower room with French doors leading from the bedroom to the rear garden. The property also having generous breakfast kitchen, dining room, family bathroom, attractive rear conservatory again overlooking the gardens. The property is provided with gas fired central heating system and Upvc double glazing. Externally the property is approached over lengthy driveway to a rear patio area containing a detached single garage then further extending to landscaped gardens with formal lawn We highly recommend both internal and external inspection of this property to fully appreciate the accommodation provided.

ENTRANCE HALL

with glazed front entrance door, radiator, recessed cupboards one containing gas combination central heating/hot water boiler and radiator and having access to roof area which is part boarded and contains electric light supply

LOUNGE

14' 9" x 13' 8" (4.5m x 4.17m) with orial bay window to front, radiator and having a timber fire surround with marble styled hearth and back containing gas coal effect fire

BATHROOM
9' 4" x 7' 6" (2.84m x 2.29m) with window to side, radiator and containing panelled bath, low level w.c. vanity unit with inset hand wash basin and shower cubicle with glazed entrance door which contains a mains shower unit.

BEDROOM THREE
10' 0" x 9' 10" (3.05m x 3m) with window to side and radiator

BEDROOM TWO
10' 0" x 8' 0" (3.05m x 2.44m) with window to side and radiator

DINING ROOM
13' 8" x 10' 0" (4.17m x 3.05m) with window to side, radiator, attractive wood flooring which then leads to a rear hallway with internal window to conservatory and continuation of wood flooring

BEDROOM FOUR
11' 8" x 9' 0" (3.56m x 2.74m) with to side elevation, radiator and wood flooring

BEDROOM ONE (MASTER BEDROOM)
15' 2" x 13' 0" (4.62m x 3.96m) with window and patio doors to the rear garden area, radiator and again continuation of wood flooring

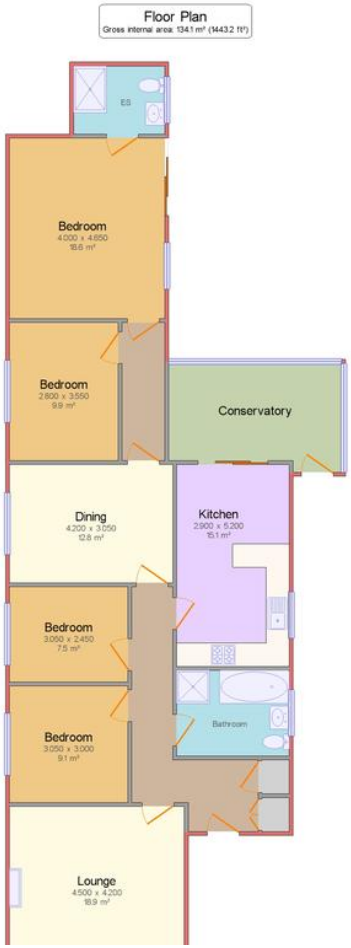
EN SUITE SHOWER ROOM
7' 9" x 5' 7" (2.36m x 1.7m) with window to side, vanity unit with inset hand wash basin, low level w.c. chrome styled heated vertical towel rail/radiator, part tiling to walls, downlighters to ceiling and walk in shower containing electric shower unit

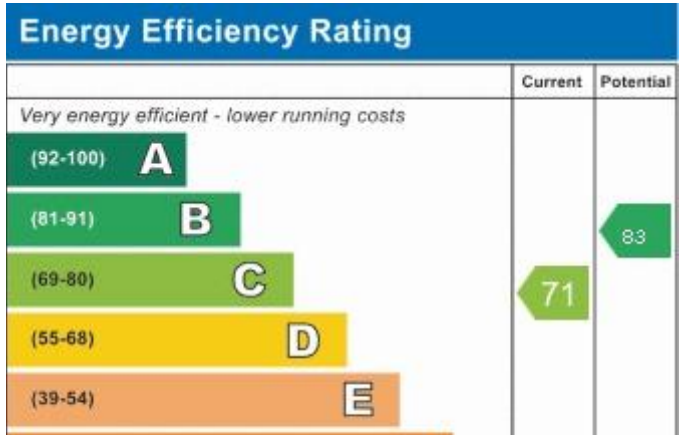
BREAKFAST KITCHEN
17' 8" x 9' 6" (5.38m x 2.9m) having window to side elevation, the kitchen area having attractive range of wall and base units to three walls, integrated electric cooker, gas hob, cooker extractor, plumbing for automatic washing machine. The breakfast area having radiator larder styled unit to match kitchen and sliding patio door to

CONSERVATORY
14' 6" x 8' 2" (4.42m x 2.49m) being double glazed to three sides on brick base with pitched polycarbonate roof containing light fan unit, glazed external door to driveway area, tiling to floor and radiator

OUTSIDE
The property stands on a generous corner plot with lengthy driveway containing a lawned front garden with flower borders and driveway extending through high level metal gates along the side of the property to a parking area suitable for a number of vehicles and further leading to a detached pre cast single garage having up and over vehicle access door, pedestrian door to side and containing power and light. Adjacent to the garage is a patio seating area leading to formal lawned garden with flower borders, mature shrubs and overlooking open land to rear. The garden also containing a timber garden shed.

Local Authority	West Lindsey District Council
Council Tax Band	C
EPC Rating	C





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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.