



Perkins George Mawer & Co.

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



7 Linwood Road

Market Rasen
LN8 3AN

£550 pcm
£634 Deposit

Through Lounge Diner
Kitchen With Cooker
Ground Floor Bathroom
Bath and Shower
Fitted Robes To Bed 1
Built in wardrobe to bedroom 2
Close to Tesco's



MAIN ENTRANCE

Via Upvc part glazed door with central lead glazed panel having lead and stain glass fan light above leading into lounge.

LOUNGE

12' 94" x 10' 95" (6.05m x 5.46m) Upvc double glazed window to the front elevation with black pole above with 1 pair of brown and gold 3/4 length curtains, beige roller blind fitted to the rear of the entrance door, built in storage cupboard housing the fuse box and utility meters with useful shelf above, built in electric fire recess with power point and grey tiled hearth, central heating radiator, telephone and television points, light grey painted walls, central ceiling light, laminate wood effect flooring, square opening through to the dining area.

DINING AREA

light grey painted walls, wall mounted glass fronted wall light, central heating radiator, open under stairs storage area, central ceiling light, laminate wood effect flooring, doors leading through to the kitchen and bathroom.

KITCHEN

11' 70" x 7' 77" (5.13m x 4.09m) Upvc double glazed window to the rear elevation, Part frosted glazed door leading to the rear elevation, fitted with a modern range of cream high sheen wall base and drawer units with chrome bar handles with beige marble effect working surfaces above incorporating a stainless steel 1 1/2 bowl sink unit and drainer with mixer tap, built in stainless steel electric oven with 4 burner gas hob above, stainless steel extractor canopy, plumbing and



space for automatic washing machine, space and power for fridge freezer unit, wall mounted "Logic" combination boiler unit, part white painted walls, part high sheen brick effect splash back wall tiling, twin central ceiling lights with chrome shades, central heating radiator, smoke and carbon monoxide alarms, grey tiled flooring.

BATHROOM

11' 37" x 4' 85" (4.29m x 3.38m) Upvc double glazed frosted window to the rear elevation, white and chrome suite comprising: bath with matching side panel having chrome shower head and hose above, square recessed vanity wash hand basin with fitted mirror having shaver light and socket above, low level flush Wc, chrome combination heated towel rail and central heating radiator, extractor fan, twin flush chrome and glass ceiling lights, part tiling to the walls in grey marble effect with glass mosaic border tile, grey tiled flooring.

STAIRCASE AND LANDING

Stained pine effect balustrade and handrail leading to the first floor accommodation, white painted wall papered walls, central ceiling light, beige carpeting, doors to both bedrooms.

MASTER BEDROOM

12' 90" x 11' 02" (5.94m x 3.4m) Upvc double glazed window to the front elevation with pewter effect pole above with one pair of blush silk effect floor length curtains, twin pewter effect tie back brackets, white double mirrored door built in wardrobe incorporating hanging rails and shelving, television point, central heating radiator, light grey painted walls, central

ceiling light with beige suede effect shade, wood effect flooring.

BEDROOM TWO

11' 12" x 9' 85" (3.66m x 4.9m) Upvc double glazed window to the rear elevation with pine effect curtain pole above with 1 pair of 3/4 length beige striped curtains, central heating radiator, mainly white painted wall papered walls, grey wall papered wall, built in single door wardrobe incorporating hanging rails and shelving, central ceiling light, loft access.

REAR GARDEN

Mainly laid to lawn with central path leading to the rear access, gate leading round to the front elevation, brick-built store with window to the side elevation, fencing to the side elevations, paved patio area, mature planted borders, wall mounted black coach house style light fitting, outside tap, outside power point.

Local Authority	West Lindsey District Council
Council Tax Band	A
EPC Rating	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.

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