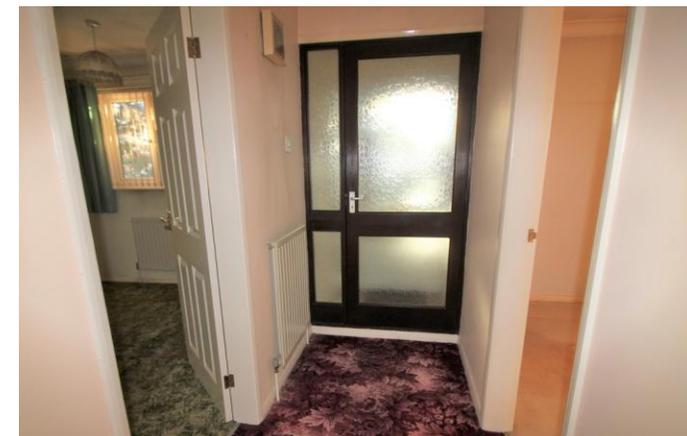




Perkins George Mawer & Co.

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



16 Wells Drive

Market Rasen
LN8 3EF

£215,000
Freehold

Detached Bungalow
Sought After Residential Location
Two Bedrooms
Fitted Kitchen/ Well Proportioned Lounge
Shower Room
Detached Single Garage
No Forward Chain



GENERAL DESCRIPTION

This is a detached bungalow situated in a sought after residential location in a cul de sac, being sold with no forward chain.

The property briefly comprises Porch leading to L-shaped Entrance Hall, generously proportioned Lounge with bay window, two Double Bedrooms, refurbished Shower Room, fitted Kitchen, having upvc double glazing and gas fired central heating. Outside there is a garden area to the front, lengthy side driveway leading to detached pitched roof, single Garage with well proportioned rear garden

LOCATION

The property is situated on a modern development of similar properties, being convenient for Market Rasen town centre which contains local shops, primary and secondary schools, doctors and dentists, public houses and restaurants and is within convenient driving distance of the City of Lincoln

SERVICES

The property is provided with mains gas, electricity, water and drainage.

ACCOMMODATION

ENTRANCE PORCH

With upvc part glazed front entrance door, tiling to floor, and further inner door to



L-SHAPED HALLWAY

With radiator, access to roof area, the loft containing gas combi central heating/hot water boiler.

Hallway also containing two recessed cupboards

LOUNGE

16' 8" x 12' 9" (5.08m x 3.89m) into bay window to front elevation, with radiator and wall mounted gas fire.

SHOWER ROOM

With window to rear elevation, tiling to both walls and floor, vertical heated towel rail, pedestal hand wash basin, low level WC and walk-in tiled and glazed shower cubicle with mains shower unit.

BEDROOM ONE

12' x 9' 8" (3.66m x 2.95m) With window to rear elevation and having recessed double door wardrobe

BEDROOM TWO

9' 10" x 9' 8" (3m x 2.95m) With window to front elevation, radiator

KITCHEN

10' 4" x 10' 2" (3.15m x 3.1m) With window to rear elevation, part glazed side entrance door, range of base units incorporating stainless steel sink unit, plumbing for automatic washing machine, free standing gas cooker, radiator, tiled splash backs.

OUTSIDE

The property has lawned garden to the front with rockery and lengthy side driveway leading to single

garage.

The rear garden is also laid to lawn with range of shrubs and trees which extend to a further garden area to the rear of the garage.

DETACHED SINGLE GARAGE

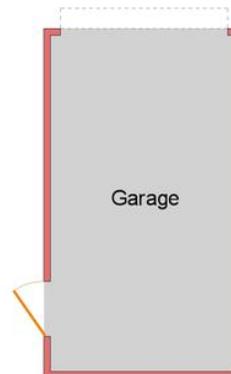
17' x 9' With electrically operated vehicle access door, pedestrian door to side and containing power and light.



**Local Authority
Council Tax Band
EPC Rating**

West Lindsey District Council
B
D

Floor Plan
Gross internal area: 78.6 m² (846.5 ft²)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		

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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.