



**Perkins George Mawer & Co.**

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

16 Cedar Close, Market Rasen, LN8 3BE

**£90,000**



**Link detached retirement bungalow for 55s and over, being sold with no forward chain on a leasehold basis. The accommodation briefly comprises: Covered entrance to entrance porch, lounge/dining room, kitchen, refurbished shower room, two bedrooms, parking to front. Upvc double glazing and gas central heating. Situated in courtyard with communal garden areas**

#### LOCATION

The property is situated in Market Rasen, being convenient for the town centre which provides doctors' surgery, dentists, supermarkets, local shops and stores and on bus and train routes for both Grimsby and Lincoln

#### SERVICES

the property is provided with mains, gas, water, electricity and mains drainage

#### OPEN COVERED ENTRANCE AREA

With store cupboards to side and front door leading to

#### ENTRANCE PORCH

containing radiator, decorative part glazed front entrance door, inner door to

#### LOUNGE/DINING ROOM

**12' 7" x 14' 3" (3.84m x 4.34m)**

narrowing to 8'7" toward the front elevation, with window to front, radiator, attractive decorative fire surround with inset electric fire

#### KITCHEN

**11' 6" x 7' 7" (3.51m x 2.31m)**

With window to front elevation, range of wall and base units, integrated 1 1/2 bowl sink unit, plumbing for automatic washing machine, free standing electric cooker, tiled splash backs, radiator, ceiling mounted extractor and with a walk-in larder containing power

#### INNER HAL

With recessed cloaks cupboard and doors off to

#### BEDROOM ONE

**10' 4" x 9' 5" (3.15m x 2.87m)**

With window to rear elevation, attractive range of fitted wardrobes to two walls with double bed recess, having cupboards over, bedside units, radiator

#### BEDROOM TWO

**10' 9" x 5' 10" (3.28m x 1.78m)**

With glazed door to rear garden and additional glazed side panels, radiator

#### SHOWER ROOM

Attractively refurbished with walk-in, sizeable glazed shower unit with mains shower, vanity unit to one wall with cupboards and inset hand basin, low level WC with concealed cistern, ceiling mounted extractor, heated towel rail, recessed airing cupboard containing hot water cylinder and immersion heater. The shower room is complete with mermaid style boarding to walls.

#### OUTSIDE

The has parking area to front and patio to rear with small shed and communal lawn.

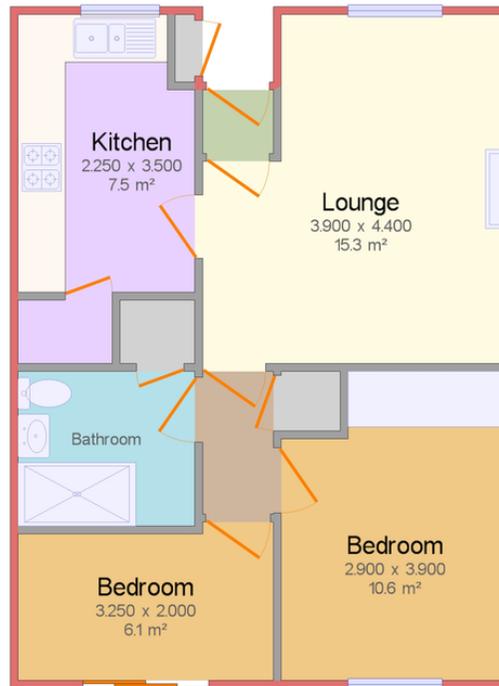
#### NOTES

1. The property is being sold on a leasehold basis to be confirmed by the solicitor with the remainder of a 99 year lease from 1999.
2. There is a service charge of £106 per calendar month payable to Sanctuary Housing Association, who provide maintenance of the communal gardens, window cleaning, grass cutting, painting and maintenance of the external elevations of the property, together with fence maintenance and gutter clearing.

**Local Authority**  
**Council Tax Band**  
**EPC Rating**  
**What Three Words**

West Lindsey District Council  
A  
C  
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**Floor Plan**  
Gross internal area: 51.5 m<sup>2</sup> (554.6 ft<sup>2</sup>)



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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.