



Perkins George Mawer & Co.

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

Beaumont Cottage, Gainsborough Road, Middle Rasen, Market Rasen, LN8 3JS

£340,000



A fine character detached house situated centrally in Middle Rasen which has remained in the same family for many years, belonging to a local recognised professional craftsman who has added many fine features to the property. The property benefits from an adjoining plot of land which contains large timber commercial style units with possibility for re-development.

The main house briefly comprises:- Lounge, separate Dining Room, sizeable Breakfast Kitchen with rear entrance area, Three Bedrooms and Bathroom. The property is provided with double glazing and gas fired central heating and externally has attractive formal lawned and planted gardens and small range of brick pitched roof outbuildings. The property has retained many of its original features and has benefitted from the professional craftsman's additions.

LOCATION

The property is situated centrally within Middle Rasen and accessed via Old Gallamore Lane continuing to the end, turning right into the driveway area. Middle Rasen has the benefit of local Post Office Shop and being convenient for Market Rasen and on the major bus route to the city of Lincoln.

SERVICES

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

ACCOMMODATION

ENTRANCE HALL

With part timber glazed front entrance door and staircase to first floor level

DINING ROOM

13' x 13' (3.96m x 3.96m)

Having window to front elevation, radiator, open tiled fireplace with display shelving to alcove, original coving and picture railing and delightful decorative arch to an inner lobby which contains window to rear and under stairs cupboard

LOUNGE

13' x 13' (3.96m x 3.96m)

Having windows to front and side elevations, radiator, feature craftsman made timber fireplace containing tiled hearth and back

BREAKFAST KITCHEN

16' 9" x 12' (5.11m x 3.66m)

With windows to both rear and side elevations, radiator, craftsman made kitchen units with inset 1 1/2 bowl sink unit, recess for high level fridge freezer, integrated double oven, ceramic hob and cooker extractor

REAR ENTRANCE

Having window to rear elevation, part upvc glazed rear entrance door

FIRST FLOOR LANDING

Having window to rear elevation, access to

BEDROOM ONE

13' x 13' (3.96m x 3.96m)

Having window to front elevation, radiator

BEDROOM TWO

13' x 13' (3.96m x 3.96m)

Having window to front elevation, radiator

REAR LANDING

Having window to side elevation and providing access to

BEDROOM THREE

10' 6" x 7' 2" (3.2m x 2.18m)



Having window to side elevation, radiator and fitted double wardrobe

BATHROOM

Having window to side elevation, radiator; tiling to walls, containing airing cupboard with gas combi central heating boiler, P-shaped bath with glazed shower screen and electric shower unit, range of vanity units with inset hand wash basin and WC with concealed cistern

OUTSIDE

The property has lawned garden to the front with flower borders and double width driveway with timber gates providing vehicle and pedestrian access to the large lawned area. This area contains the timber units as follows

UNIT ONE

16' 3" x 14' 4" (4.95m x 4.37m)

With double timber entrance doors

UNIT TWO

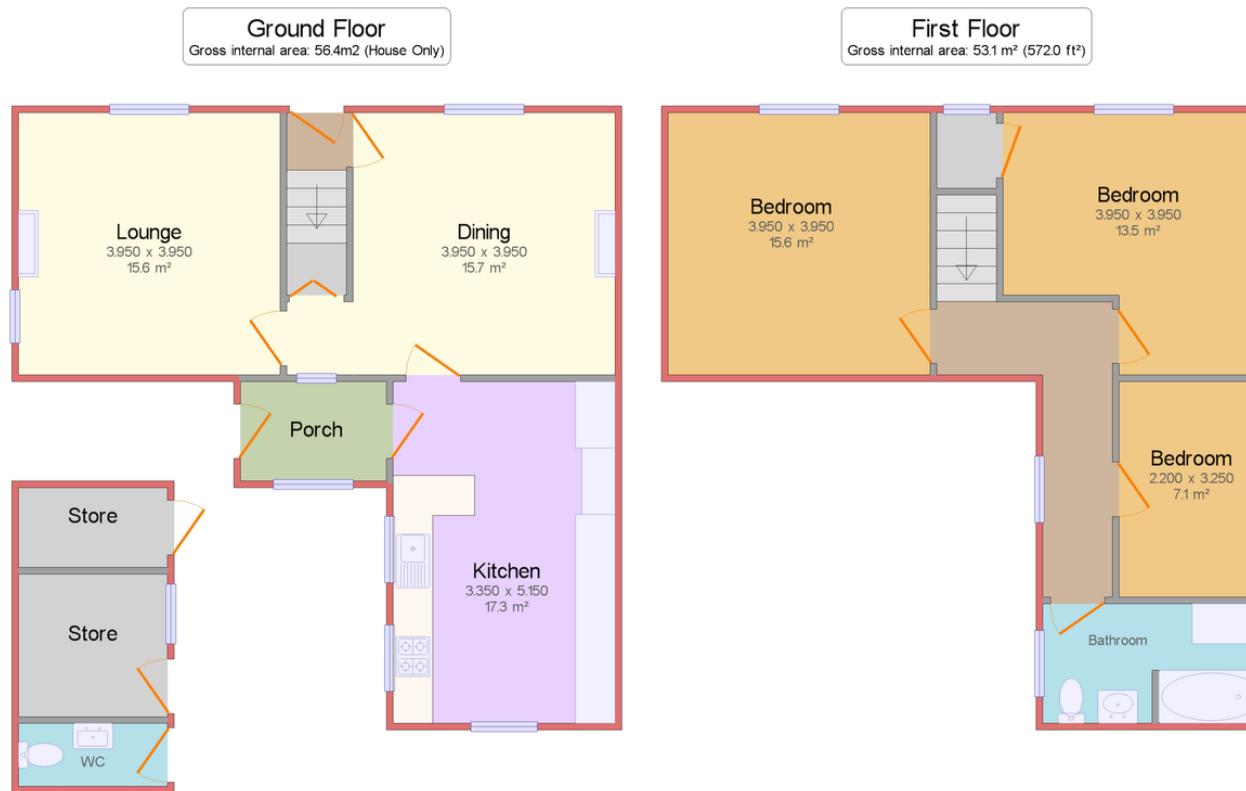
Divided internally into three areas (15'9" x 14'9"), (12'8" x 15'7") and (24'9" x 9'6"). All containing power and light.

To the rear of the property is a patio area which contains a small range of brick and pitched roof OUTBUILDINGS being Log Store, Garden Store and Gardener's WC and leading away from the property formal gardens to lawn with flower borders, hedging and inset garden pond towards the rear boundary



Local Authority
Council Tax Band
EPC Rating
What Three Words

West Lindsey District Council
D
D
Socket.pack.highlight



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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.