



Perkins George Mawer & Co.

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

37 Dovecote, Middle Rasen, Market Rasen, LN8 3UD

£342,500



This is a well presented detached house with rear extension at ground floor level, situated in attractive gardens overlooking fields to rear, in popular cul de sac location, within Middle Rasen. The property briefly comprises: Entrance Porch leading to Hallway with Cloakroom, Lounge with double door access to Dining Room which extends to a rear Sitting Room with french doors overlooking rear garden, feature Kitchen with sliding patio doors to a generously proportioned Conservatory. At first floor level are 3 Bedrooms and Bathroom. The property has upvc double glazing and gas fired central heating system. Externally the property has pebbled garden to front with parking with high level gates to the side of the property extending to a rear detached Garage with gardens then leading away from the property to edge of the River Rase, being mainly to lawn with mature trees and having a sizeable timber Summer House/Home Office

LOCATION

The property is situated within the village of Middle Rasen, having local post office/village store and primary school and being close to the market town of Market Rasen with a variety of shops, stores, doctors, dentists, primary and secondary schools, sports centre and local hostelries. The city of Lincoln is within convenient driving distance

SERVICES

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

ACCOMMODATION

ENTRANCE PORCH

with upvc front entrance door, wood flooring and inner glazed door to

HALL

Containing radiator, under stairs cupboard and stairs to first floor level

CLOAKROOM

With window to side elevation, containing low level WC, vanity hand wash basin and radiator

LOUNGE

15' 2" x 13' 3" (4.62m x 4.04m)

into walk-in bay window to front elevation, radiator, timber style fire surround with marble style hearth and back and inset coal effect gas fire and having double door access to

DINING ROOM

12' x 11' 9" (3.66m x 3.58m)

With window to side elevation, radiator and being open to the extension

SITTING ROOM

13' x 10' 6" (3.96m x 3.2m)

With walk-in bay window to rear extension containing French doors to rear garden, additional window to side elevation, wall and centre light units and timber style fire surround with marble hearth containing coal effect gas fire

KITCHEN

12' x 11' 6" (3.66m x 3.51m)

A feature of the property with window to side elevations, tiling to floor, tiled splash backs and attractive range of contemporary style wall and base units with matching central island which contains pop up electric sockets. The kitchen units contain inset circular sink, faced dishwasher and fridge with inset microwave, double oven, grill, ceramic hob and cooker extractor over and having a recessed cupboard containing plumbing for automatic washing machine. The kitchen is also provided with down lighters to ceiling and water filter. From the kitchen sliding patio doors lead to

CONSERVATORY

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

Being brick based, double glazed to two sides with pitched polycarbonate roof containing fan unit. The conservatory has radiator, tiling to floor, French doors to rear garden and additional glazed door to side elevation

FIRST FLOOR

Landing with window to side elevation, access to roof area via drop down ladder with light

BEDROOM ONE

13' 3" x 11' 7" (4.04m x 3.53m)

With window to front elevation, radiator

BEDROOM TWO

13' 6" x 11' 8" (4.11m x 3.56m)



With window to rear elevation, having

EN SUITE SHOWER ROOM

With window to rear elevation and containing vanity unit with inset hand wash basin, low level WC with concealed cistern, glazed walk-in shower with mermaid boarding containing mains shower unit. Down lighters to ceiling and mirror light unit to one wall

BEDROOM THREE

10' x 8' 7" (3.05m x 2.62m)

With to front elevation, radiator

BATHROOM

With window to rear elevation, part tiling to walls, containing panelled bath with shower unit over, range of vanity units with cupboard and drawers, with inset hand wash basin and low level WC with concealed cistern, down lighters to ceiling and recessed airing cupboard which contains gas combi boiler.

OUTSIDE

The property is approached over gravelled driveway with additional parking to the front of the property and flower borders with double high level gates to the side. The garden extends along the side elevation to a rear, detached, brick and tile Garage with up and over door, pedestrian side door and containing power and light.

The main garden leads away to the rear and side of the garage, being mainly to lawn with mature trees, metal and glazed greenhouse and sizeable SUMMER HOUSE/HOME OFFICE with the benefit of a wood burning stove and containing power and light.

The rear garden an open views to fields and borders the River Rase at the rear boundary



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

West Lindsey District Council
D
C
Rafters.debater.sprinter

Ground Floor
Gross internal area: 89.1 m² (959.6 ft²)



First Floor
Gross internal area: 54.9 m² (591.0 ft²)



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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.