



**Perkins George Mawer & Co.**

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

I Chambers Paddock, Middle Rasen, Market Rasen, LN8 3PZ

**£189,950**



**This is a well presented, modern, three bedroomed semi detached house, one of only four in a court yard style setting, situated within the sought after village of Middle Rasen. The property briefly comprises entrance hall with cloakroom, sizeable kitchen with range of fitted integrated units, well proportioned lounge with doors to rear garden. At first floor level the property has three bedrooms, bathroom and en suite shower room. The whole property has upvc double glazing and gas fired central heating system. Externally the property has gardens to front and rear, laid to lawn, pebbled parking area to side, access by farmhouse style gate. The property is situated within courtyard style setting with the addition of designated parking for two vehicles. The property is being sold with no forward chain.**

#### SERVICES

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

#### LOCATION

The property is situated within the village of Middle Rasen, having local post office/village store, and primary school, being close to the market town of Market Rasen which has primary and secondary schools, doctors and dentists, shops, stores, hotels and public houses, and having the benefit of Market Rasen Racecourse. The city of Lincoln is within convenient driving distance.

#### ACCOMMODATION

##### ENTRANCE HALL

With part glazed upvc entrance door, wood click flooring, radiator, stairs to first floor

##### CLOAKROOM

With window to front elevation, containing radiator, pedestal wash hand basin, low level WC

##### DINING KITCHEN

13' x 11' 6" (3.96m x 3.51m)

With window to front elevation, radiator, under stairs cupboard, generous range of cream wall and base units incorporating integrated gas oven, ceramic hob with cooker extractor over, faced fridge freezer, automatic washing machine and dishwasher, downlighters to ceiling. Internal open access to

##### LOUNGE

14' 9" x 14' (4.5m x 4.27m)

With french doors to rear garden, additional window, radiator, wood click flooring,

##### LANDING

with access to roof area, leading to

##### BEDROOM ONE

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

With window to front elevation, radiator, measurement to include

##### EN SUITE SHOWER ROOM

With window to front elevation, wall mounted electric heater, down lighters to ceiling, walk-in tiled and glazed shower cubicle with mains shower unit, vanity unit with inset hand wash basin and low level WC

##### BEDROOM TWO

9' 10" x 6' 7" (3m x 2.01m)

plus door recess

With window to rear elevation, radiator



### **BEDROOM THREE**

9' 10" x 7' 9" max (3m x 2.36m)

With window to rear elevation, radiator

### **BATHROOM**

Having window to side elevation, containing pedestal wash hand basin, low level WC, P-shaped bath with shower mixer tap and glazed shower screen, down lighters to ceiling and part tiling to walls

### **OUTSIDE**

The property is approached for vehicular purposes over shared pebbled access which also provides for two designated parking places and having farmhouse style gates access to the rear garden, being to lawn and leading to the side of the property with additional pebbled parking areas for a number of vehicles, extending to a front lawned garden with planted borders, timber garden shed and gate way to pedestrian access leading to front walk way extending along the front of the property.

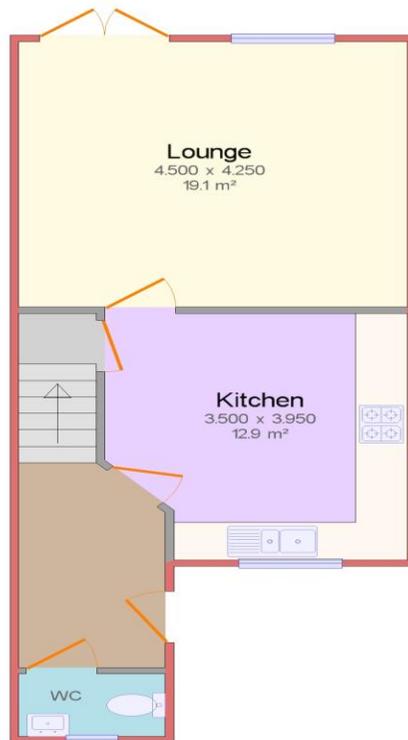




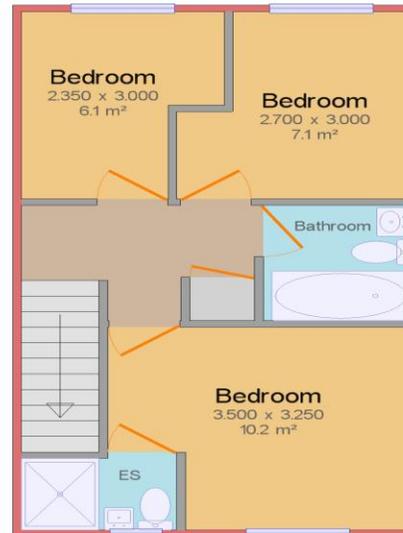
**Local Authority**  
**Council Tax Band**  
**EPC Rating**  
**What Three Words**

West Lindsey District Council  
B  
B  
Epidemics.curry.shadow

**Ground Floor**  
Gross internal area: 42.3 m<sup>2</sup> (455.5 ft<sup>2</sup>)



**First Floor**  
Gross internal area: 37.6 m<sup>2</sup> (404.6 ft<sup>2</sup>)



Drawings are for illustrative purposes only.  
Produced using Quick Sketch 3.17.2w



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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.