



**Perkins George Mawer & Co.**

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

29 Thirsk Close, Market Rasen, Lincolnshire, LN8 3EB

**£249,950**



This is a new detached bungalow, one of only three built in a small cul de sac location with shared block paved roadway leading to designated parking areas for a number of vehicles, being sold with no forward chain. The property briefly comprises : feature kitchen with a host of integrated appliances, 2 double bedrooms, attractive bathroom, lounge/diner with french doors to rear garden, flooring and carpeting throughout, to include blinds and curtains. The property is provided with gas fired central heating and upvc double glazing and sits on a very generous garden plot with large garden to rear extending to side with brand new timber garden shed (12' x 8'), gate to side driveway and additional parking to front.

## LOCATION

The property is situated on a sought after development close to the centre of Market Rasen with easy access to shops, stores, doctors, dentists and Market Rasen Racecourse, and having convenient access by either road or rail to the city of Lincoln.

## SERVICES

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

## ACCOMMODATION

### KITCHEN

11' 8" x 10' 8" (3.56m x 3.25m)

With part glazed front entrance door, additional door to front elevation, range of modern gloss finish wall and base units incorporating integrated dishwasher, electric oven with gas hob and glass splash back, having cooker extractor over, faced fridge freezer, plumbing for automatic washing machine, sink unit with mono-block tap and having down lighters to ceiling and radiator.

### INNER HALL

With recess Cloak Cupboard, drop down ladder to a boarded loft area

### BEDROOM ONE

11' 4" x 9' 6" (3.45m x 2.9m)

With window to rear elevation, radiator

### BEDROOM TWO

10' 9" x 9' (3.28m x 2.74m)

With window to front elevation and radiator

### BATHROOM

With window to side elevation, tiling to floor, part tiling to walls and attractive range of contemporary fitted units being vanity unit



with inset wash hand basin with mono-block tap, low level WC, panelled bath with mains waterfall shower over and glazed shower screen, inset down lighters to ceiling and extractor

### LOUNGE DINER

16' 4" x 11' 4" (4.98m x 3.45m)

With windows to side elevation, french doors to rear garden and radiator. The whole complemented with new carpets, flooring, blinds and curtains.

### OUTSIDE

The property is approached over a shared block paved roadway to a designated parking area to the left of the property and further block paved driveway leading through gate to parking area to the side. The front garden being to lawn with pathway to front door. Side access leads to the rear large lawned garden with fencing to boundary which extends to the side of the property containing new Timber Garden Shed (12' x 8') and external power source.

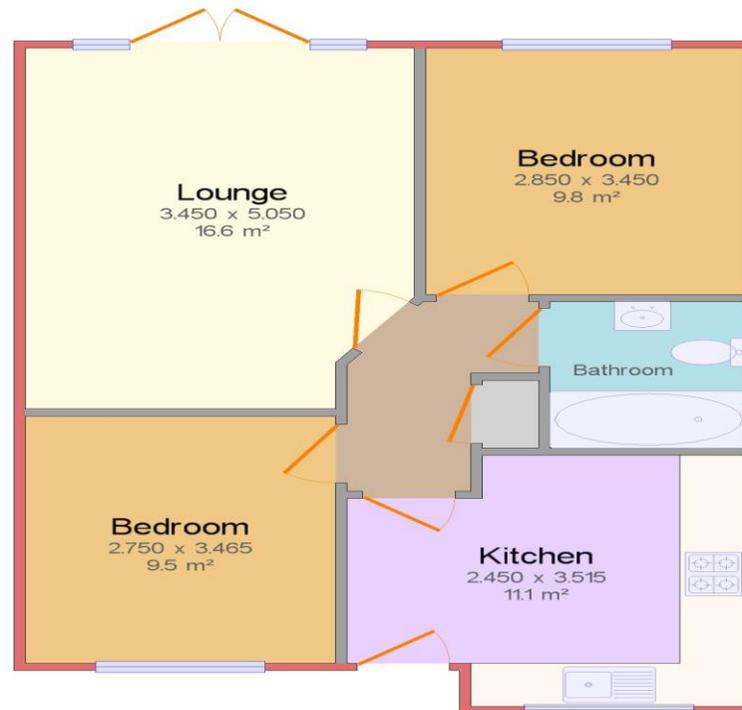


**Local Authority**  
**Council Tax Band**  
**EPC Rating**  
**What Three Words**

West Lindsey District Council  
B  
B

**Floor Plan**

Gross internal area: 56.6 m<sup>2</sup> (609.3 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.