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Gainsborough Road, Middle Rasen



3



1



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When it comes to
property it must b


lovelle



£225,000

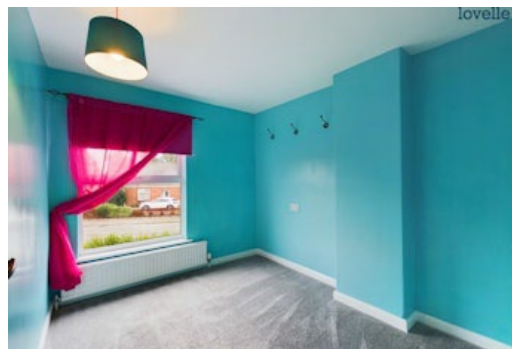


3 BEDROOM DETACHED HOUSE, POPULAR VILLAGE LOCATION This detached house offers spacious accommodation and is well presented throughout. Comprising entrance hall, cloakroom, kitchen, lounge, dining room, 3 bedrooms, bathroom. Garden & garage. Viewing Advised with NO ONWARD CHAIN

Key Features

- Detached Family Home
- Spacious Accommodation
- Well Presented Throughout
- Popular Village Location
- Entrance Hall, WC / Cloakroom
- Kitchen, Lounge, Dining Room
- EPC rating D
- Tenure: Freehold





Situation

Middle Rasen itself is home to the 12th Century 'St Peter's Church', Middle Rasen Primary School which has gained a 'Good' rating from Ofsted, Nags Head Public House and locally owned and run Post Office / local shop. Middle Rasen really is a little gem of a village. Friendly & welcoming community spirit that really does feel like home. The neighbouring Market Town of Market Rasen is just a short drive away. Charles Dickens once described Market Rasen as 'the sleepest town in England' These days it is a bustling market town with a varied selection of friendly independent shops, regular markets and an abundance of places to eat and drink. Situated on the edge of the town, is the wonderful market Rasen Racecourse. This is a top national hunt course and attracts some of the best horses & jockeys in the country. It is well worth a visit whether you fancy a flutter or just want to experience the exciting atmosphere of a race day.

Entrance Hall

1.78m x 2.69m (5'10" x 8'10")

double glazed front entrance door, double glazed window to front aspect, radiator and tiled flooring

WC / Cloakroom

1.83m x 1.01m (6'0" x 3'4")

low level WC, vanity hand wash basin, tiled splash backs, tiled flooring and double glazed window

Kitchen

2.59m x 3.03m (8'6" x 9'11")

a range of fitted base and wall units with contrasting roll edge work surfaces, single stainless steel sink unit, space for cooker, space and plumbing for washing machine or dishwasher, fitted fridge and freezer, tiled flooring and double glazed window to front aspect.

Lounge

4.62m x 3.84m (15'2" x 12'7")

double glazed window to front aspect, front entrance door, feature fire place with inset log burner, vinyl flooring and radiator.

Dining Room

3.46m x 2.88m (11'5" x 9'5")

double glazed window to front aspect, radiator, under stairs office space and window to rear aspect and stairs leading to first floor landing.

Landing

7.17m x 0.81m (23'6" x 2'8")

double glazed window to rear aspect, radiator, access to roof void and airing cupboard housing gas boiler.

Bedroom 1

3.06m x 2.86m (10'0" x 9'5")

double glazed window to front aspect and radiator.

Bedroom 2

2.5m x 2.9m (8'2" x 9'6")

double glazed window to front aspect and radiator.

Bedroom 3

2.42m x 2.9m (7'11" x 9'6")

double glazed window to front aspect and radiator.

Bathroom

1.78m x 2.83m (5'10" x 9'4")

3-piece suite comprising P-shaped bath with shower over, vanity wash hand basin and low level WC. There is tiled flooring, fully tiled splash backs to walls, radiator, extractor fan and double glazed window to front aspect.

Gardens

There is an enclosed garden to the front of the property which is mostly laid to lawn with timber shed, concrete path and enclosed by Victorian railings

Garage & Workshop / Laundry

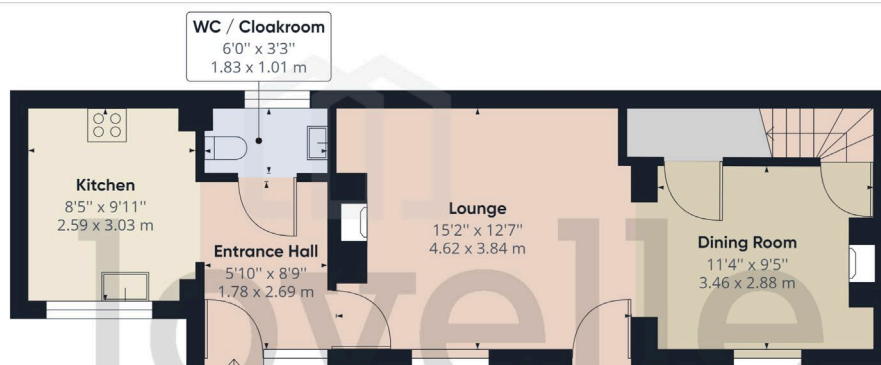
4.42m x 5.23m (14'6" x 17'2")

brick built detached garage with pitch tiled roof, up and over door, water, plumbing for washing machine, power and lighting. With parking for a small car to the front of the garage

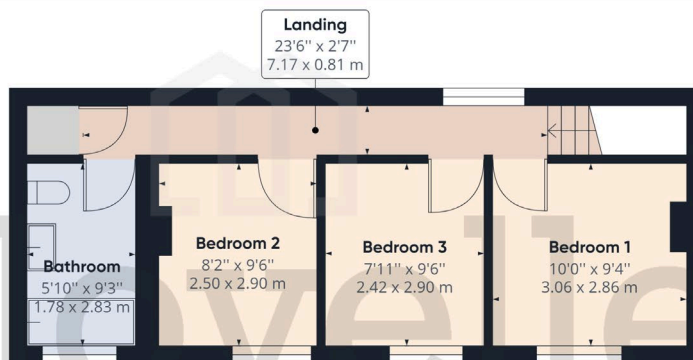
Agents Notes

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Ground Floor Building 1



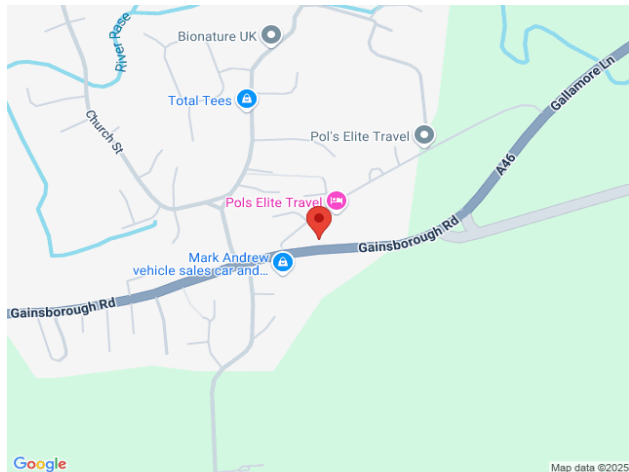
Approximate total area⁽¹⁾


864.09 ft²

80.28 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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