



141, Gordon Field

Market Rasen | Lincolnshire | LN8 3AE

£220,000



Perkins George Mawer & Co.

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

# 141

Gordon Field | Market Rasen

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This is a generous sized detached two bedroom bungalow with single garage, situated close to the town centre, with all it's amenities within walking distance. The property is in need of modernisation but offers great space to make the property your ideal home. Comprising a good sized lounge and kitchen, two double bedrooms and bathroom. Single garage and gardens to the front and rear. Offered with no upper chain.

- Detached Bungalow.
- Single Garage with Remote Control Door.
- Manageable Gardens.
- Good Sized Rooms.
- Close to Market Rasen Centre and Train Station.
- No Upper Chain.

## Entrance Hall

Entering from side entrance through a UPVc door into entrance hall with central heating radiator and loft access. Doors to

## Lounge

16'11" x 13'11" (5.16m x 4.24m)

Upvc window to front elevation, central heating radiator and feature stone fire surround extending to a corner raised display area.





### Bedroom One

11'11" x 11'10" (3.63m x 3.61m)

Upvc window to front elevation and central heating radiator.

### Bedroom Two

12'03" x 11'11" (3.73m x 3.63m)

Built in wardrobe with cupboards above, central heating radiator and Upvc window to rear elevation.

### Bathroom

7'02" x 6'01" (2.18m x 1.85m)

with a three piece suite comprising low flush WC, pedestal wash basin and panelled bath with electric shower over, walls are part tiled, central heating radiator, obscured glass Upvc window and store cupboard housing Worcester boiler.

### Kitchen

14'6" x 10' (4.42m x 3.05m)

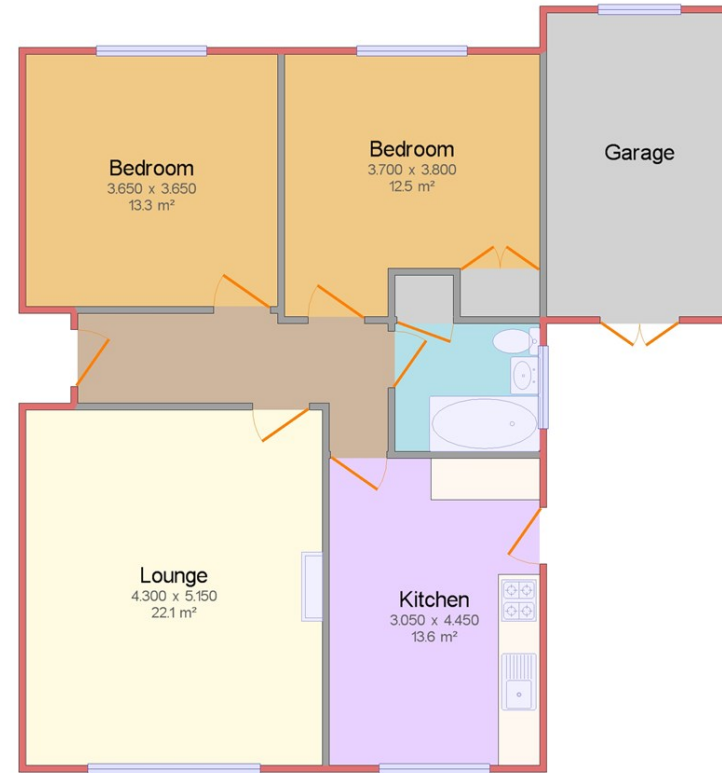
with a selection of storage cupboards, stainless steel sink and drainer inset a work top, plumbed for gas cooker, Upvc windows to front and side elevation, plumbing for washing machine. exterior Upvc door opens onto drive.

### Outside

To the front of the property there is a planted shrub bed with a paved area and a path leading to the side entrance and rear. The drive would accommodate two cars and leads to the single garage with remote control roller door and with a power and lights. The rear garden is mostly laid to lawn with a shrub planting bed and with access from both sides.



141 Gordon Field, Market Rasen - Floor Plan  
 Gross internal area: 88.1 m<sup>2</sup> (948.0 ft<sup>2</sup>)



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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>88</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>33</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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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.