



23, Caistor Road

| Market Rasen | LN8 3HY

£250,000



Perkins George Mawer & Co.

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

# 23

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Great Family Home with amazing Home Business/Working Facilities - The Business Usage is currently for a Beauty Salon to operate within the Cabin and Office within the house. Originally built as a local Police House this home offer a huge amount of space for families and buyers who want to run a business from home. Loved home for many years, this spacious house has seen the family grow up, going through local De Aston School and now has many home business opportunities to run alongside. Situated on the edge of Market Rasen this is also handy for all local shopping and leisure services in the town.

Accommodation comprising:- Entrance Porch, Entrance Hall, Living Room, Dining Area, Conservatory and Kitchen Area. On the First Floor there are Three Bedrooms and a Bathroom. Linked to the house there is an Office, Utility, Downstairs Loo and Rear Porch/Storage Area. In the garden there is a Large Cabin which is currently used for a Home Business and has its own pedestrian access, gas, electric and water. There are Two Main Rooms plus Store Room. There is a Large Frontage with Parking for many cars and a Large Rear Garden.

- Close to Town Centre
- Three Bedroom Family Home
- Adjoining Office, Utility & W.C.
- Large Cabin/Office/Work Space
- Business Usage for Beauty Salon
- Conservatory
- Large Gardens to Front & Rear
- Parking for Several Cars

### Entrance Porch

Approached via uPVC entrance door with double glazed inserts. Double glazed windows to the front and side. Panelled inner door with single glazed insert to:-

### Entrance Hall

Radiator. Pine panelled doors off. Stairs to First Floor.

### Living Room

15'5" x 11'2" (4.70m x 3.40m)

Gas 'multi fuel style' burner. Coving. Double glazed bow window to the front with diamond shaped leading. Pine sliding door to Dining Area.





### Dining Area

8'9" x 8'10" (2.67m x 2.69m)

Radiator. Coving. opening to Kitchen Area and Conservatory.

### Conservatory

12'1" x 10'0" (3.68m x 3.05m)

Double glazed windows to sides and rear. Double glazed, double doors to Covered Patio.

### Kitchen Area

12'7" x 8'9" (3.84m x 2.67m)

Panelled wall and base units. Roll top work-surface with inset single drainer, one and a half bowl, stainless steel sink top. Built-in double oven, five ring gas hob and extractor hood. Tiled splash-backs and floor. Double glazed window to the rear. Radiator. Understairs storage/pantry.

### Inner Hall

Access to Office, Loo, Utility and Rear Porch/Storage Area.

### Utility

5'10" x 9'10" (1.78m x 3.00m)

Plumbing for washing machine. Sink. Tiled floor. Double glazed window to side. Gas boiler.

### Office

8'7" x 8'11" (2.62m x 2.72m)

Chrome towel rail. Radiator. Window to the front.

### Downstairs Loo

W.C. Window to side.

### Landing

Double glazed window to front with diamond leaded feature. Access to loft. Latched pine doors off.

### Bedroom One

12'8" x 8'9" (3.86m x 2.67m)

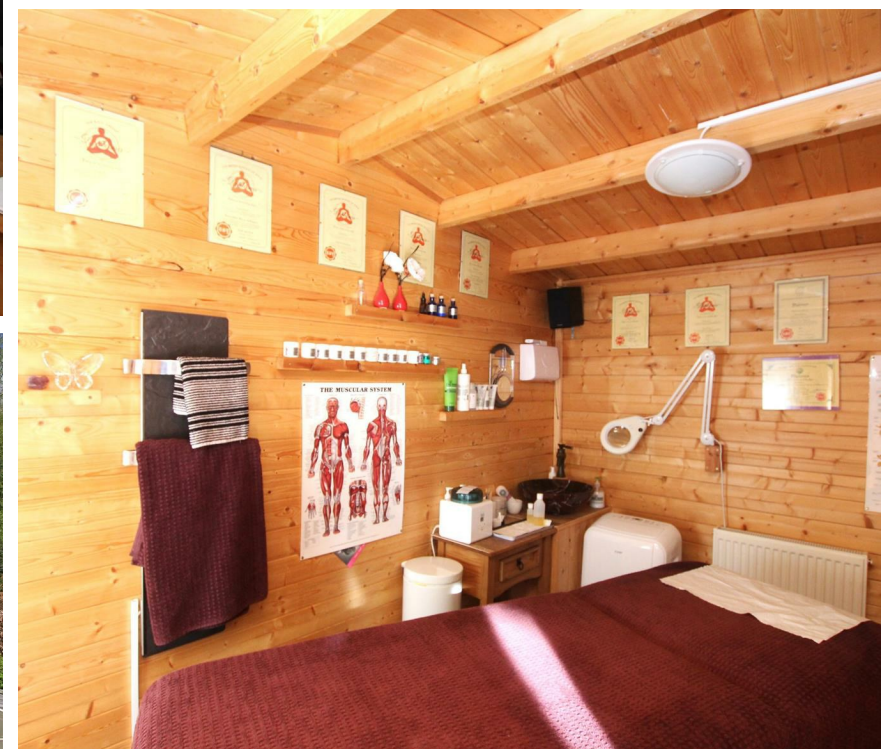
Double glazed window to the rear. Built-in wardrobe recess. Radiator.

### Bedroom Two

10'11" x 9'1" minimum (3.33m x 2.77m minimum)

Double glazed window to the front with diamond leaded feature. Radiator. Built-in wardrobe.





### Bedroom Three

7'11" x 7'6" minimum (2.41m x 2.29m minimum)

Built-in cupboard. Radiator. Double glazed window to the front with diamond leaded feature.

### Bathroom

Four piece bathroom suite of step-in shower. Panelled bath with Victorian style shower/mixer tap attachment. Tiled to ceiling height with contrasting tiles above and below border tile. Tiled floor. Double glazed window to the rear. Chrome towel rail.

### Outside

#### Front Garden

Front garden being mostly pebbled and having parking for several cars. Side gated access to rear garden.

#### Large Rear Garden

Covered patio area. Outside electric point. Area of 'astroturf'. Large pebbled areas. Raised flower/herb beds with railway sleepers. Greenhouse. Pond.

### Cabin

Business Usage is currently for a Beauty Salon. Mains gas, electric and water.

### Room One

9'1" x 10'7" (2.77m x 3.23m)

Two radiators. Mains water. Opening to:-

### Room Two

8'4" x 10'7" (2.54m x 3.23m)

Radiator. Marble style sink.

### Store Room

### Additional Information

EPC Rating: D

Tenure: Freehold

Council Tax Band: B

Cabin: Mains gas, electric and water connected

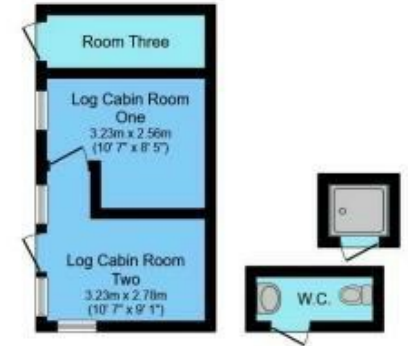




Ground Floor



First Floor



Outbuilding

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	63	
(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>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.