



10, Victoria Road

| Market Rasen | LN8 3ER

£260,000



Perkins George Mawer & Co.

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

# 10

Victoria Road |

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Spacious and Extended Semi Detached House with open outlook to the rear. Situated close to the centre of Market Rasen, perfect for anyone wanting all your essentials within walking distance, there are Primary and Secondary Schooling within easy reach, plus Tesco Supermarket and independent shops and stores, yet this home nestles nicely in a 'No Through Road'.

This large and bright home could ideally suit a family with its central location and great sized rooms, or likewise couples or anyone wanting to downsize from a larger detached home alike. The extension provides a lovely Fitted Kitchen/Breakfast Room with Re-Fitted 'Wren' Kitchen, the Converted Garage gives the option of Second Reception, or even a 'Future Proof' Ground Floor Bedroom, serviced by a Downstairs Cloakroom, there is also a Separate and Large Lounge/Diner. On the First Floor there are Four Double Bedrooms and a Bathroom whilst Outside you have a Good Sized Front Garden, Parking for at least three cars and a Pretty Back Garden with Covered Patio, Lawn and open outlook.

- Spacious & Extended Semi
- Open Outlook to Rear
- Extended Kitchen/Breakfast
- Large Lounge/Diner
- Second Reception/Bedroom
- Close to Town Centre
- Amazing Space Throughout
- No Chain

## Reception Hall

uPVC entrance door with two double glazed inserts. Wood floor. Stairs to First Floor with cupboard under. Coving. Double radiator.

## Lounge/Diner

21'10 x 10'10 (6.65m x 3.30m)

Wood floor. Windows to front and rear. Wall mounted gas fire. One single and one double radiator.

## Second Reception/Ground Floor Bedroom

18'1 x 7'11 (5.51m x 2.41m)

Wood floor. Window to front. Radiator.





### Re-Fitted 'L' Shaped Kitchen/Breakfast

10'11 x 10'6 plus 6'9 x 19'1 (3.33m x 3.20m plus 2.06m x 5.82m)

Modern re-fitted, cream coloured 'Wren' kitchen with wall and base units. Built-in Fridge and Freezer, Neff Oven, Neff Combi Microwave, Electric Bosch Induction Hob and Dishwasher. Granite effect work-surfaces with inset single drainer, stainless steel sink top. One double and one single radiator. Window to rear. uPVC double glazed, double doors to garden. Worcester Gas Combi Boiler.

### Downstairs Cloakroom

Low level W.C. Wash hand basin. Radiator. Window to side.

### First Floor Landing

Access to loft with pull down ladder and being part boarded. Window to front.

### Bedroom One

12'5 x 10'11 (3.78m x 3.33m)

Window to front. Radiator. Coving. Ceiling rose.

### Bedroom Two

9'2 x 10'11 (2.79m x 3.33m)

Window to rear. Radiator. Coving.

### Bedroom Three

9'2 x 12'5 (2.79m x 3.78m)

Window to front. Radiator. Coving. Ceiling rose.

### Bedroom Four

12'5 x 8'8 (3.78m x 2.64m)

Window to rear. Radiator. Coving.

### Bathroom

Panelled bath. Step-in shower cubicle. Wash hand basin. Window to rear. Radiator.

### Separate W.C.

Low level W.C. Window to rear.

### Long Front Garden

Mature shrubs and hedges and lawn. Off road parking for three cars.

### Rear Garden

Covered patio. Lawn with flower borders. Two timber garden sheds. Open outlook to rear.

### Additional Information

EPC: To Follow

Council Tax: Band C - West Lindsey

Services: All mains services are connected

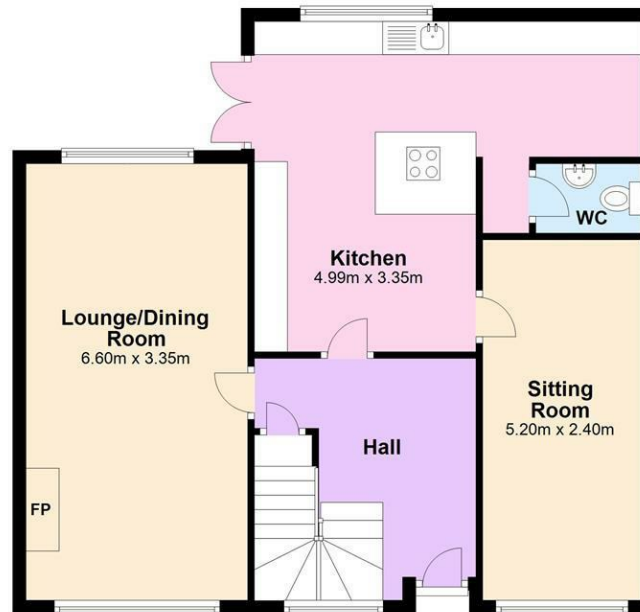


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(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	

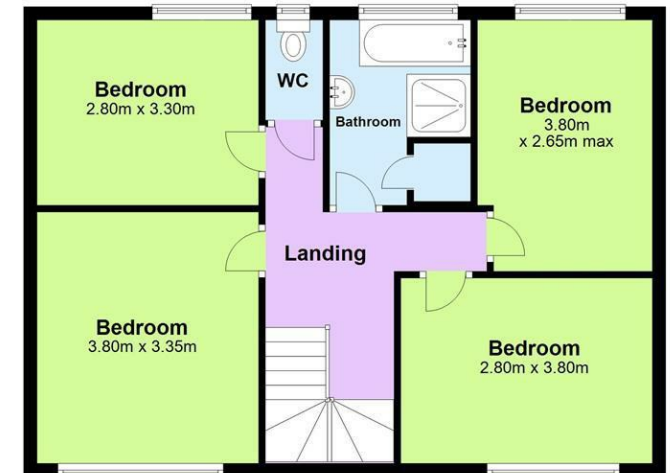
### Ground Floor

Approx. 73.5 sq. metres



### First Floor

Approx. 62.3 sq. metres



Total area: approx. 135.7 sq. metres

Floor Plan is for illustration purposes only; Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproprty.net)  
Plan produced using PlanUp.

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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.