



3, Plover Walk

| Market Rasen | LN8 3WD

£290,000



Perkins George Mawer & Co.

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

3

Plover Walk |

Market Rasen | LN8 3WD

£290,000

A Fantastic Detached, Modern Home on the edge of Market Rasen which has great schooling, both Primary and Secondary and all your 'everyday' shopping and leisure services on your doorstep, along with the Railway Station for anyone who needs to travel further afield. There is a wonderful open aspect to the front and nearby children's play area, so again, it's a perfect home for families.

As you would expect with all modern homes, it has a good energy rating, making it cheaper to heat and run, which is so important in the recent times of rising bills. It is warmed by gas radiator heating and has uPVC multi pane double glazing. The accommodation comprises: Reception Hall, Cloakroom, Study, Living Room, Kitchen/Dining Room and Utility Room. On the First Floor there are Four Bedrooms, an En-Suite and Main Bathroom and two front facing bedrooms which have an open view. Outside there is a small Front Garden area and Rear Garden. There is also a Double Garage and Parking for two cars.

- Modern Energy Efficient Detached Home
- Open Outlook to Front
- Living Room Plus Study
- Large Kitchen/Diner
- Utility and Cloakroom
- Four Bedrooms
- No Upper Chain
- Double Garage & Parking

Reception Hall

Half panelled entrance door with double glazed inserts. Radiator. Stairs to First Floor with wood banister and spindles. Recess under stairs. White panel effect doors off.





Cloakroom

White suite of Low Level W.C. Pedestal wash basin. Tiled splashbacks with border tile. Radiator.

Study

9'8 x 7'11 (2.95m x 2.41m)

Double radiator. Window to front with open aspect.

Living Room

15'6 x 10'7 (4.72m x 3.23m)

Window to front with open aspect, and children's play park to the left hand side. Double radiator. Electric coal effect fire. Double radiator. Double opening white panel effect doors to:-

Kitchen/Dining Room

25'10 x 9'3 (7.87m x 2.82m)

Wood effect wall and base units, wall units with pelmets. Roll top granite effect work-surfaces with inset stainless steel single drainer one and a half bowl sink top. Built-in Neff electric oven. Gas hob and extractor hood. Built-in dishwasher. Space for fridge/freezer. Two window to the rear. Double glazed door and matching side screens to rear garden. Two radiators.



Landing

White panel effect doors off. Airing cupboard housing hot water cylinder. Access to loft space.

Bedroom One

13'1 x 10'11 (3.99m x 3.33m)

Triple mirror fronted wardrobe. Display alcove. Window to front with open aspect. Radiator. White panel effect door to:-

En-Suite Shower Room

White suite of step-in shower cubicle. Wash basin in vanity with granite effect roll top surface and double cupboard under and shelving. Low Level W.C. Tiling to water sensitive areas. Radiator. Window to front.



Bedroom Two

14'2 max x 8'4 min (4.32m max x 2.54m min)
Window to front with open aspect. Radiator.

Bedroom Three

11'0 x 9'5 (3.35m x 2.87m)
Window to rear. Radiator.

Bedroom Four

11'0 x 8'5 (3.35m x 2.57m)
Window to rear. Radiator.

Bathroom

White suite of panelled bath having rain shower over.
Pedestal wash basin. Tiling to water sensitive areas.
Radiator. Window to rear.

Outside

Small Front Garden

Stone chipped border. Gated access to:-

Rear Garden

Side storage area with shed bases. Open to rear garden
with cold water tap. Patio and lawn. Rear gated access to:-

Parking for Two Cars

Driveway providing parking for two cars and access to:-

Double Garage

Twin up and over doors. Light and electric.

Additional Information

Tenure: Freehold

Services: All mains services are connected

EPC Rating: T.B.C. - however the expired version (July 2018)
was Band C

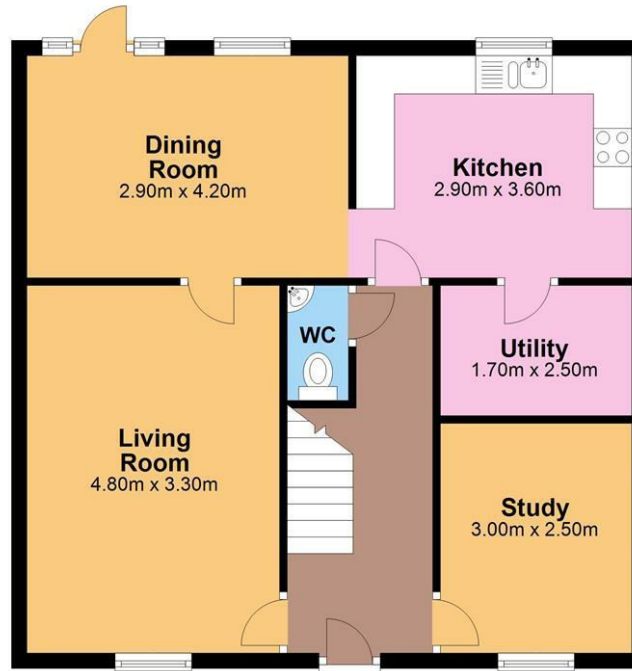
Council Tax Band: D





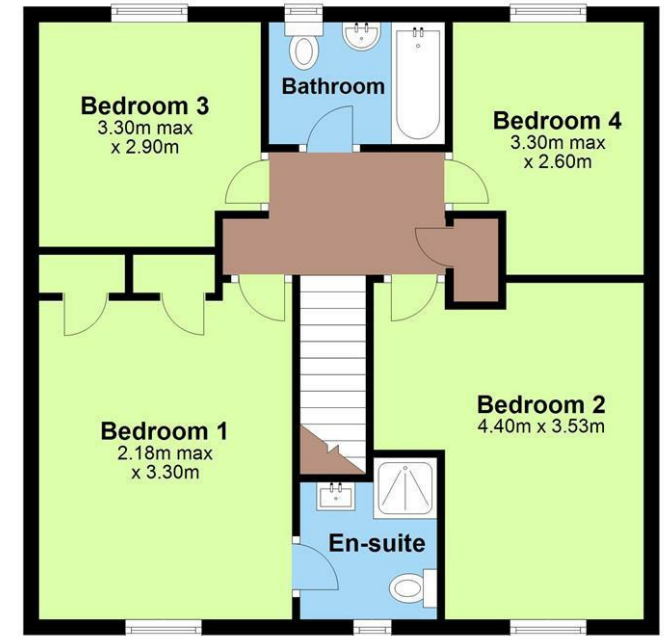
Ground Floor

Approx. 61.6 sq. metres



First Floor

Approx. 59.0 sq. metres



Total area: approx. 120.6 sq. metres

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

Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | 79 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Perkins George Mawer & Co
 Corn Exchange Chambers
 Queen Street
 Market Rasen
 Lincolnshire
 LN8 3EH

01673 843011
 info@perkinsgeorgemawer.co.uk
 www.perkinsgeorgemawer.co.uk

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.