



# Bankside, Waterloo Street

| Market Rasen | LN8 3EP

£325,000



Perkins George Mawer & Co.

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



# Bankside

Waterloo Street |

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A Spacious, Extended Detached Bungalow within Walking Distance of the Town Centre. Centrally located within minutes of the good range local independent shops, cafes, pubs, restaurants, the Co-Op Food Store, Tesco, doctors and the Railway Station for travelling further afield. Anyone looking to have most every day needs at hand, could wish for a more perfectly placed home.

Step inside this bungalow, to appreciate the space and the quality feel. There is also a manicured and good sized rear garden. The bungalow has uPVC double glazing and is warmed by gas radiator heating plus under floor heating in the bathroom and porch. The extension provides an excellent Kitchen/Breakfast Room and Gorgeous Sitting Room with Garden Views. The remaining accommodation is well proportioned and comprises: Entrance Porch, Reception Hall, 'L' Shaped Living Room, Kitchen/Breakfast Room, Utility Room, Sitting Room, Three Bedrooms and Bathroom. Outside there is Parking for several cars and access to the Single Garage. There is a Front Garden and Large, Beautifully Landscaped Rear Garden with sculptured lawns and flower beds, a large Workshop, greenhouse and additional shed, plus a heated Outside Cloakroom.

- Extended detached Bungalow
- Walking Distance to Town
- Beautifully Manicured Gardens
- 'L' Shaped Living Room
- Separate Sitting Room
- Kitchen/Breakfast Room
- Three Bedrooms & Bathroom
- Must Be Viewed to Appreciate

## Entrance Porch

Approached via uPVC double glazed entrance door. Under floor heating. Windows to front and side. Part panelled, and part multi pane single glazed inner door to:-







### Reception Hall

Radiator. Covng. Access to loft. Two double opening cupboards housing hot water cylinder. Doors off.

### 'L' Shaped Living Room

13'9 x 12'7 plus 6'1 x 7'8 (4.19m x 3.84m plus 1.85m x 2.34m)  
Windows to front, side and rear. Covng. One double and one single radiator. Modern wall mounted gas fire.

### Inner Lobby

Double, floor to ceiling fitted storage cupboard. Archways to Kitchen/Breakfast and Utility.

### Utility

5'8 x 7'8 (1.73m x 2.34m)  
Maple effect fitted base unit. Roll top work-surface. Space for washing machine. Worcester gas boiler. Radiator. Covng.

### Kitchen/Breakfast Room

14'7 x 10'6 plus 8'4 x 3'1 (4.45m x 3.20m plus 2.54m x 0.94m)  
Comprehensive range of Maple effect wall and base units. Wall units with pelmets and concealed lighting under. Matching wall mounted, glass fronted display cabinet. Space for dishwasher and housing for 'under-counter' fridge. Stainless steel electric oven, gas five ring hob and extractor in stainless steel canopy. Kick-board heater. Covng. Display shelving. Window and uPVC double glazed door to side. Double opening doors to:-

### Sitting Room

12'6 x 13'9 (3.81m x 4.19m)  
Windows to sides and rear. uPVC double glazed, double doors to garden. Beautiful views down the rear garden. Double radiator. Covng.

### Bedroom One

10'6 x 10'11 (3.20m x 3.33m)  
Radiator. Covng. Window to the front.

### Bedroom Two

10'6 x 8'11 (3.20m x 2.72m)  
Covng. Radiator. Window to front.







### Bedroom Three

9'0 x 7'9 (2.74m x 2.36m)

Window to rear. Radiator. Coving. Currently used as a study and dressing room.

### Bathroom

White suite of Jacuzzi style bath. Shower in 'wet room' area. Pedestal wash basin. Low Level W.C. Mermaid style boarding to ceiling height. Heated floor. Radiator. Window to rear.

### Front Garden

Lawn with flower border. Block paved driveway with parking both sides of the double opening wrought iron gates, there is parking for several cars and the drive also provides access to:-

### Detached Single Garage

Light, Electric and door to rear garden.

### Rear Garden

A beautifully manicured and good sized rear garden with mature shrubs and trees, sculptured lawn and flower beds. Large block paved patio which provides a big outdoor seating and dining area plus access to the Outside Heated W.C. Greenhouse and Shed. Cold water tap and lighting.

### Heated Outside W.C.

W.C. Wash hand basin. Extractor fan. Radiator. Access to the 'extension' loft space. Isolator for outside tap.

### Large Workshop

Light and electric.

### Additional Information

Council Tax Band: B

Tenure: Freehold

Services: All mains services connected

EPC Rating: C

CCTV at the bungalow

Water softener for the whole bungalow







Total area: approx. 117.5 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</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>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.