



87, Gordon Field

| Market Rasen | LN8 3AE

£220,000



Perkins George Mawer & Co.

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

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An Extended and Immaculately Presented, Semi Detached Home close to the heart of Market Rasen. We are well served by a good selection of local amenities including, Doctors, Primary and Secondary Schooling, a Library as well as Tesco Supermarket, Co-Op Food Store and Independent Shops, Cafes, Bars and Restaurants.

This cherished home has been kept in good order throughout and has the benefit of Solar Panels, which make the efficiency and running costs much more affordable. There is a lovely conservatory with garden views to enjoy the peace and quiet, the garden is well screened and the house has open views beyond the railway embankment. It is warmed by gas radiator heating and retained with uPVC double glazing. It has accommodation that comprises in brief: Reception Hall, Extended and Re-Fitted Kitchen/Breakfast Room, Living Area, Dining Area, Conservatory. Three Bedrooms and Re-Fitted Shower Room. Outside there is a Well Tended and Pristine Garden, an 'Outside/Inside' Cloakroom, Long Driveway and Large Single Garage.

- Extended Semi Detached
- Solar Panel Economy
- Cherished Family Home
- Lovely Conservatory Addition
- Stunning Kitchen/Breakfast
- Re-Fitted Shower Room
- Three Bedrooms
- Vendor is Suited

Reception Hall

Half panelled entrance door with double glazed insert. Double glazed side screen. Dado rail. Radiator. Coving. Stairs to First Floor with cupboard under.

Living Area

11'5 x 13'0 (3.48m x 3.96m)

Coving. Double radiator. Window to Front. Archway to:-





Extended Dining Area

18'9 x 9'6 (5.72m x 2.90m)

Double radiator. Double glazed sliding patio doors to:-

Conservatory

12'5 x 8'3 (3.78m x 2.51m)

Wall mounted heater. Tiled floor. Insulated ceiling. Windows to sides and rear. Double glazed, double doors to Garden.

Re-Fitted & Extended Kitchen

17'10 x 9'0 extending to 12'11 (5.44m x 2.74m extending to 3.94m)

Re-Fitted with a comprehensive range of taupe' high-gloss' finish wall and base units. One base unit of drawers. Work-surface lighting. One wall mounted glass display cabinet. Built-in washing machine, fridge/freezer, microwave/combi, oven and induction hob. Black glass splashback. Glass extractor hood. Breakfast bar peninsula with extra storage cupboards. Window to rear. Velux window. Half panelled back door with double glazed insert. Double radiator.



Landing

Dado rail. Banister with turned spindles. Access to loft. White panel effect doors off.

Bedroom One

11'4 x 10'3 (3.45m x 3.12m)

Window to Front. Radiator. Built-in linen cupboard.

Bedroom Two

11'2 x 7'9 minimum (3.40m x 2.36m minimum)

Plus depth of built-in bedroom furniture including two double and one single wardrobes with matching storage cupboards over. Radiator. Window to Rear with Open Views beyond the railway embankment.





Bedroom Three

7'10 x 8'10 maximum (2.39m x 2.69m maximum)

Built-in cupboard. Radiator. Window to Front.

Re-Fitted Shower Room

White suite of corner shower cubicle. Wash hand basin and W.C. in vanity unit with cupboards and granite effect top. Two windows to the rear. Tiling and 'Mermaid' style boarding to water sensitive areas. Chrome towel rail.

Front Garden

Lawn and flower borders. Long driveway providing parking for several cars and access to the:-

Large Single Garage

21'11 x 14'3 (6.68m x 4.34m)

Gas combi boiler. Electric up and over door. Loft storage. Window to Rear and uPVC door to Rear Garden. Light and electric.

Well Maintained Rear Garden

Expanse of lawn. Block paved patio and screened by conifer hedging.

'Outside/Inside' W.C.

W.C. and double glazed window to the side.

Additional Information

Tenure: Freehold

Services: All mains services are connected

EPC Rating: T.B.C.


Owned Solar Panels

Council Tax Band: B





Floor Plan to Follow

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.