



Restharrow,
34, Caistor Road,
Market Rasen, LN8 3JA
Asking Price £275,000



Perkins George Mawer & Co.
Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

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Asking Price £275,000

We are inviting CASH BUYERS to take advantage of the opportunity to purchase this Unique Detached House in need of renovation. This Three/Four Bedroom property featuring Large Gardens and a Double Garage will make an Ideal Family Home.

The property is located within a stone's throw of the town centre, which boasts a number of eateries and independent retailers as well as a large Tesco's and Coop stores. The town provides primary and secondary education and there are a range of leisure services throughout the town. The railway station is a 4-minute drive from the property making it an ideal location for commuters.

Spacious accommodation comprises: Ground Floor: Reception Hall, Cloakroom, Living Room, Dining Room, Kitchen, Cold Pantry and Ground Floor Bedroom with En-Suite Shower & Toilet. First Floor: Landing, Three Bedrooms, Bathroom and Airing Cupboard. Large Loft partially boarded. Outside: Double Driveway with sufficient parking space for numerous cars, Double Garage / Workshop / 'Cave', Mature Large Front and Rear Gardens with Patio etc. Offered for sale with No Chain.

- Individual Detached Home
- Cash Buyers Only
- In Need of Renovation
- Three/Four Bedrooms
- Ground Floor Bedroom/3rd Reception
- Double Garage & Parking
- Electric Charge Point
- No Chain

Reception Hall

Approached via uPVC entrance door. Stairs to First Floor. Radiator. Picture rail.





Cloakroom

Low Level W.C. Wash hand basin. Wood panelling to dado height. Obscure glazed porthole window to front. Quarry tiled floor.

Living Room

uPVC double glazed bay window to the front. Window to the rear. Fireplace with tiled hearth and 'deco' style mantel. Plate shelf. Two double radiators.

Dining Room

uPVC double glazed bay window to the front and additional window to side. Gas fire with wooden mantel and tiled cheeks. Double radiator.

Kitchen/Breakfast Room

Fitted wall and base units. Roll top work-surfaces with inset single drainer, stainless steel sink top. Built-in Neff double oven. Built-in Neff microwave. Neff gas hob with extractor hood over. Built-in dishwasher. Double radiator. Window and door to rear. Walk-in pantry with secondary glazed window to side. Serving hatch to Dining Room. Doorway to Inner Lobby.

Garden Room/Ground Floor Bedroom

uPVC double glazed, double doors to garden. Wood floor. Door to Shower Room.

Shower Room

Step-in double shower. W.C. with concealed cistern. 'Trough' sink in vanity unit with double cupboard under. Granite effect 'Mermaid' style boarding to shower enclosure. Tiled floor. Windows to side and rear.

First Floor Landing

Window to front. Radiator. Access to loft. Airing cupboard housing gas boiler.

Bedroom One

Measurement into bay window to the front. Double radiator. Window to side. Fitted wardrobes and storage.

Bedroom Two

Measurement plus bay window to the front, additional window to the side. Double radiator. Pedestal wash basin.



Bedroom Three

Window to the rear. Radiator.

Bathroom

White suite of panelled corner bath with shower and screen over. Pedestal wash basin. Low Level W.C. Tiling to water sensitive areas. Radiator. Single glazed porthole window to the front.

Front Garden

Front boundary denoted by an attractive shallow 'haha'. Mostly laid to lawn with mature shrubs and trees. 'In and Out' Drive, providing parking for numerous cars and access to the garage:-

Double Garage

Currently internally boarded to create a very large storage / entertainment 'cave' space, with potential for use as a Gym / Home cinema or extension etc. Door to garden. Window to rear.

Rear Garden

Gated access. Block paved patio. Lawn. Mature shrubs and trees. Pond, Greenhouse and shed. Separate area for bins etc. Vegetable patch.

Additional Information

Tenure: Freehold

Council Tax Band: E - West Lindsey

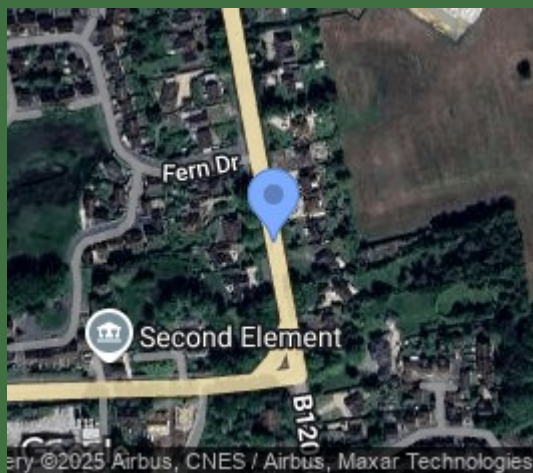
EPC Rating: C

Solar Panels: Installed December 2023, 8.2kWh solar panels - (owned not leased). Generating potential income from grid and significant savings on electricity costs.

Services: All mains services are connected.

Agents Note: Whilst there is currently an open outlook to rear, it is believed this land has Planning Permission for building - URL attached to website advertising and PDF attached and available.





Ground Floor
Approx. 116.1 sq. metres



First Floor
Approx. 58.6 sq. metres



Total area: approx. 174.7 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 | | |
| (81-91) B | | |
| (69-80) C | 69 | 78 |
| (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.