



12, Mill Road

| Market Rasen | LN8 3BP

£160,000



Perkins George Mawer & Co.

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

12

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Believed to be the Ex Head Master or Deputy Headmaster's House, this is a Substantial Semi Detached Family Home close to the heart of Market Rasen which offers 'Scope for Improvement'. Just a short stroll and you're in the middle of town centre which has many services including a Library, Primary & Secondary Schooling, Doctors, a range of Independent Shops, Pubs and Bars, Co-Op Food Store plus Tesco Supermarket and for anyone needing to travel further afield, you can hop onto the train at the nearby Railway Station.

This is a lovely sized house and somewhere you can move in and really put your own flare and design into. It has Gas Radiator Heating and is retained by UPVC Double Glazing. The well proportioned accommodation comprises in brief: Reception Hall, Living Room, Dining Room, Kitchen with Walk-In Pantry, Rear Lobby, Utility/Store Room and Lean-To Conservatory. There are Good Sized Gardens to Front and Rear plus a Driveway which has Parking for Four cars plus. It is Offered For Sale with No Onward Chain!

- Substantial Semi Detached
- Well Proportioned Rooms
- Two Reception Rooms
- Three Bedrooms & Bathroom
- Parking for Several Cars
- Close to Town Centre
- Kitchen with Pantry
- Conservatory & Gardens

Reception Hall

uPVC panelled entrance door with two double glazed inserts. Window to front. Radiator. Stairs to First Floor.





Living Room

16'10 x 11'11 (5.13m x 3.63m)

Window to front and rear. Two radiators. Open fire with tiled hearth and surround.

Dining Room

10'8 x 10'1 (3.25m x 3.07m)

Display alcove. Tiled fireplace. Windows to front and side. Double radiator.

Kitchen

5'9 min x 13'4 (1.75m min x 4.06m)

Window to rear. Double base unit. Stainless steel, single drainer sink unit. Roll top work-surface. Under stairs storage. Additional shelved cupboard and Walk-In . Pantry with window to side. Gas boiler. Shelving. Half uPVC and half double glazed door to:-

Rear Porch

Half uPVC and half double glazed door to Driveway and Conservatory/Lean-To. Latched doors to Scullery and W.C.

Scullery

6'1 x 6'7 (1.85m x 2.01m)

Double glazed window to side.

W,C.

W.C. Light. Single glazed window.

Conservatory & Lean-To

6'7 x 9'11 (2.01m x 3.02m)

Double glazed window to rear. Double glazed door to door to rear. Double glazed window to side.

Landing

Window to rear. Radiator. Access to loft.



Bedroom One

9'3 x 14'5 (2.82m x 4.39m)

Tiled fireplace. Two windows to the front. Radiator.

Bedroom Two

10'9 x 10'3 (3.28m x 3.12m)

Windows to front and side. Radiator.

Bedroom Three

7'3 10'9 (2.21m 3.28m)

Window to rear. Shelved alcove. Radiator.

Bathroom

Panelled bath with shower. Pedestal wash basin. Tiled splashbacks. Two double opening linen cupboard.

Window to side. Radiator.

Separate W.C.

Low Level W.C. Radiator. Window to rear.

Front Garden

Lawn. Flower borders. Driveway with parking for four cars.

Rear Garden

Two lawned areas. Patio. Timber shed. Greenhouse. Mature shrubs.

Additional Information

Tenure: Freehold

Services: All mains services are connected

EPC Rating: T.B.C.

Council Tax Band: B





Floor Plan to Follow

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 

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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.