



50, Anglian Way

| Market Rasen | LN8 3RP

£170,000



Perkins George Mawer & Co.

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

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Anglian Way |

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Beautifully Presented and Improved Modern Semi Detached Home close to Market Rasen Town Centre with its good selection of Independent Shopping, Primary and Secondary Schooling, Tesco Supermarket, Co-op Food Store, Leisure Centre, Pubs, Restaurants and Cafes plus a Railway Station for travelling further afield. Anyone who enjoys the 'outdoor' life style for walking, cycling etc can also easily reach Willingham Woods or just pop up for a coffee, tea and some relaxation time.

This home has been greatly improved over recent years with a Re-Fitted Modern Kitchen and Redecoration, it also has gas central heating, the warmth from which is retained by uPVC double glazing. This home has broad appeal from young to old with modern styling and it can be enjoyed from the moment you collect keys to your new home with nothing to do except drop your furniture in. It comprises in brief; Reception Hall, Re-Fitted Kitchen, Living Room, Conservatory, Two Bedrooms and Re-Fitted Shower Room. Outside there is a Front Garden with Long Driveway providing Parking and access to the Single Garage and a Rear Garden too.

- Much Improved Semi Detached Home
- Stylish and Modern Decor
- Conservatory to Rear
- Re-Fitted Shower Room
- Lovely Order Throughout
- Re-Fitted Kitchen
- Living Room & Two Bedrooms
- Gardens, Driveway & Garage

Entrance Hall

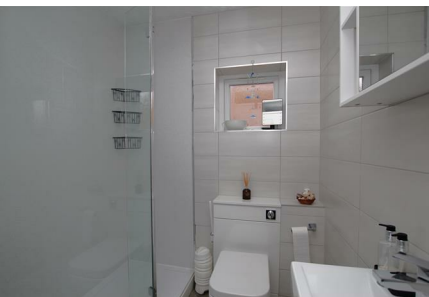
Approached through composite front door with two double glazed inserts. Stairs to First Floor with recess under. Coving. Radiator. Multi pane glazed doors to Kitchen & Living Room.

Re-Fitted Kitchen

7'5 x 9'8 (2.26m x 2.95m)

Modern grey colour, high-gloss finish wall and base units. Grey and gold 'crackle' effect work-surfaces with inset one and a half bowl, single drainer stainless steel sink top. Built-in electric Bosch oven and microwave/combi. Matching wall mounted cupboard housing gas boiler. Pale grey tiled splashbacks with blue border tile. Window to front.





Living Room

11'7 x 13'9 (3.53m x 4.19m)

Coving. Two radiators. uPVC double glazed sliding patio doors to:-

Conservatory

9'4 x 8'11 (2.84m x 2.72m)

Double glazed windows to sides and rear. Double glazed, double doors to rear garden. Double radiator.

First Floor Landing

Access to loft space. Airing cupboard housing foam lagged hot water cylinder.

Bedroom One

8'0 x 11'7 plus wardrobe (2.44m x 3.53m plus wardrobe)

Large, double sliding built-in wardrobe. Radiator. Window to rear.

Bedroom Two

7'6 x 11'5 plus wardrobe (2.29m x 3.48m plus wardrobe)

Double, sliding fronted wardrobe. Radiator. Window to front.

Re-Fitted Shower Room

White suite of walk-in shower with rain shower, second attachment and glass screen. Trough style sink in white high-gloss finish vanity unit with cupboard under. Low Level W.C. Mermaid boarding and tiling to water sensitive areas. Window to side. Chrome heated towel rail.

Front Garden

Lawn. Driveway with Parking for three cars and access to:-

Single Garage

Up and over door. Light and electric. Door to Rear Garden.

Rear Garden

Patio. Lawn. Gated access.

Additional Information

Tenure: Freehold

Services T.B.C.

Council Tax Band: A - West Lindsey

EPC Rating: D

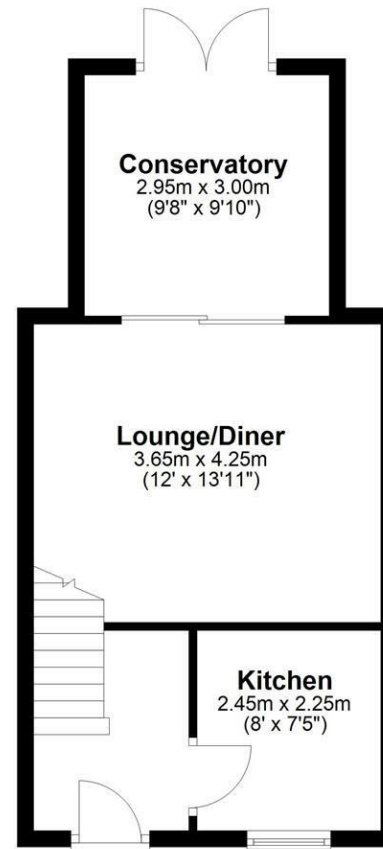


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		68
(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

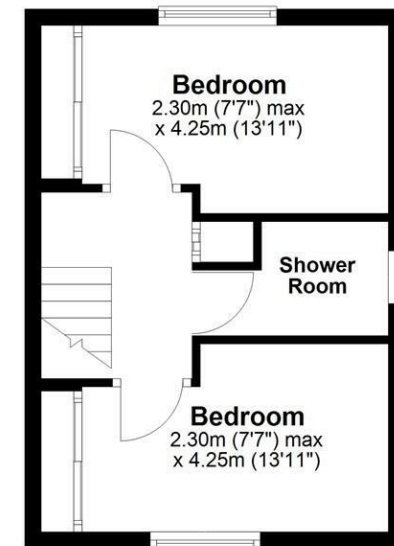
Ground Floor

Approx. 35.5 sq. metres (382.1 sq. feet)



First Floor

Approx. 26.4 sq. metres (283.6 sq. feet)



Total area: approx. 61.8 sq. metres (665.7 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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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.