



# Medina, Walesby Road

| Market Rasen | LN8 3EY

Asking Price £250,000



Perkins George Mawer & Co.

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



# Medina

Walesby Road |

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Asking Price £250,000

A Superb 1930's Semi Detached Home with Open Views to Rear, it is situated on the ever popular Walesby Road close to the Town Centre of Market Rasen which has Primary and Secondary Schooling, a Good Selection of Independent Shops, Tesco Supermarket, Co-Op Food Store, Bars and Restaurants plus a Modern Leisure Centre, it is also a short drive away from The Wolds Edge Farmshop and Cafe, Tealby Village which is the 'Gateway to the Lincolnshire Wolds' and beautiful Lincolnshire Countryside or Willingham Woods.

The house sits in Very Good Sized Front and Rear Gardens, it has Ample Parking, a Double Length Garage. The property provides some Fantastic Original Features and briefly comprises: Entrance Porch, Reception Hall, Living Room, Dining Room, Kitchen and Breakfast Room, Utility Room and Shower Room to the Ground Floor. On the First Floor there are Three Bedrooms and Bathroom. Some modernisation is required but it will make an amazing home for the right buyer. Viewing is highly recommended to appreciate the scope of the accommodation on offer.

- Large Gardens to Front & Rear
- Kitchen/Breakfast Room
- Driveway with Ample Parking
- Two Reception Rooms
- Three Bedrooms & Two Bathrooms
- Double Length Garage Plus Workshop

## Reception Hall

Stairs to the First Floor with under stairs storage, further built-in storage cupboard housing the water tank, wall mounted gas heater, doors to:

## Lounge

11'11 x 11'11 (3.63m x 3.63m)

Having a double glazed bay window to the front elevation, feature fireplace (no fire), central heating radiator, wall lights, ceiling coving and two television points.

## Dining Room

13'0 x 11'11 (3.96m x 3.63m)

With double glazed window to the front elevation, central heating radiator, fireplace with electric fire and solid wood mantle.







### Kitchen/Breakfast Room

18'0 x 9'6 (5.49m x 2.90m)

Having a range of solid wood wall and base units with with laminate rolled edge work surfaces over and incorporating a single bowl drainer sink unit with mixer tap, built-in eye level electric oven, grill and gas hob, stainless steel extractor hood, recessed ceiling lights, central heating radiator and being part tiled. Doors to rear and utility room.

### Utility Room

8'0 x 6'11 (2.44m x 2.11m)

Having wall and base units with work surfaces over, plumbing for automatic washing machine, stainless steel sink unit, 'Ideal' boiler, space for fridge, tiled floor and double glazed window to the rear elevation. Door to:

### Shower Room

8'0 x 2'6 (2.44m x 0.76m)

Comprising built-in shower, low level flush W.C, central heating radiator, double glazed window to the side elevation and being fully tiled.

### Landing

With loft access and double glazed window to the rear elevation. Doors to:

### Bedroom One

11'11 x 11'11 (3.63m x 3.63m)

With wall mounted gas heater and double glazed bay window to the front elevation.

### Bedroom Two

12'11 x 11'11 (3.94m x 3.63m)

With double glazed window to the front elevation and wall mounted gas heater.

### Bedroom Three

8'11 x 7'10 (2.72m x 2.39m)

With double glazed window to the rear with views across open countryside and wall mounted gas heater.

### Bathroom

8'11 x 8'10 (2.72m x 2.69m)

Comprising panel enclosed bath, low level flush W.C, vanity hand wash basin, wall lights, two obscured double glazed windows to the rear and being fully tiled.

### Garage/Parking

A driveway provides ample parking to the front of the property and leads to a tandem length garage with up and over door and pedestrian door to a separate workshop to the rear.

### Gardens

To the front of the property is a garden mainly laid to lawn with established plants and trees providing privacy. A good sized rear garden provides superb views across open countryside and is mainly laid to lawn with tress and shrubs, a green house and two garden sheds. The garden is enclosed by fenced boundaries.

### Additional Information

Tenure: Freehold

EPC Rating: D

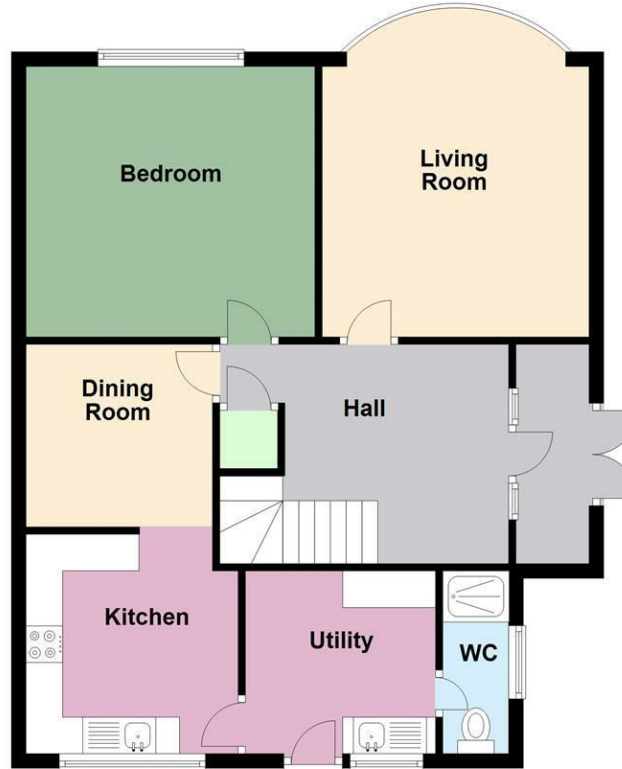
Council Tax Band: C





### Ground Floor

Approx. 70.0 sq. metres



### First Floor

Approx. 50.0 sq. metres



Total area: approx. 119.9 sq. metres

Floor Plan is for illustration purposes only: Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproprty.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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>82</b>		
<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.