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Meadowfield, Middle Rasen



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£290,000



WELL PRESENTED 2 BEDROOM DETACHED BUNGALOW & 1 BEDROOM ANNEX CONVERSION. Situated in the popular village of Middle Rasen, this lovely bungalow offers private gardens & spacious accommodation. Comprising entrance hall, lounge diner, sun room, kitchen, utility, 2 double bedrooms and shower room. As well as an annex offering living room / bedroom and ensuite. With gardens front and rear and extensive driveway

Key Features

- Spacious Detached Bungalow
- 1 Bedroom Annex with Ensuite
- Popular Village Location
- Well Presented Throughout
- Entrance Hall, Lounge Diner
- Sun Room, Kitchen, Utility
- EPC rating TBC
- Tenure: Freehold



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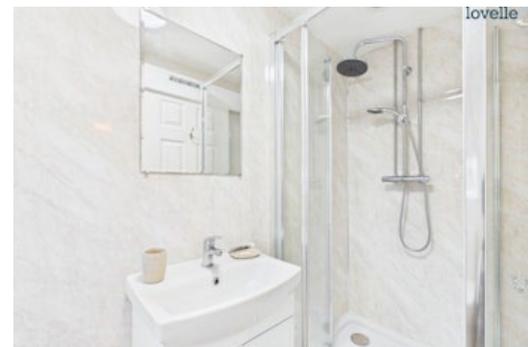
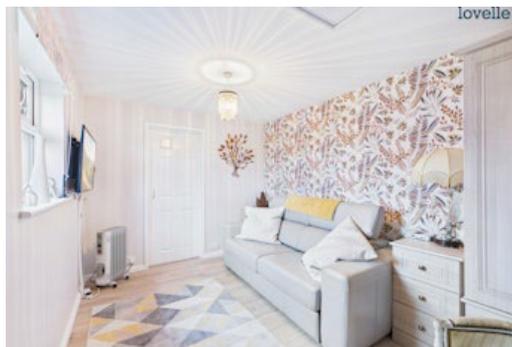
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Situation

Middle Rasen itself is home to the 12th Century 'St Peter's Church', Middle Rasen Primary School which has gained a 'Good' rating from Ofsted, Nags Head Public House and locally owned and run Post Office / local shop. Middle Rasen really is a little gem of a village. Friendly & welcoming community spirit that really does feel like home. The neighbouring Market Town of Market Rasen is just a short drive away. Charles Dickens once described Market Rasen as 'the sleepest town in England' These days it is a bustling market town with a varied selection of friendly independent shops, regular markets and an abundance of places to eat and drink. Situated on the edge of the town, is the wonderful market Rasen Racecourse. This is a top national hunt course and attracts some of the best horses & jockeys in the country. It is well worth a visit whether you fancy a flutter or just want to experience the exciting atmosphere of a race day.

Entrance Hall

5.31m x 1.34m (17'5" x 4'5")

uPVC entrance door, radiator, cloak cupboard and roof void access

Lounge Diner

6.58m x 5.52m (21'7" x 18'1")

2 double glazed window to front aspects, double glazed window to side aspect, 3 radiators and feature fire place

Sun Room

2.8m x 2.74m (9'2" x 9'0")

brick built base with uPVC French doors to rear aspect

Kitchen

2.66m x 3.33m (8'8" x 10'11")

a range of fitted wall and base units, space and plumbing for washing machine, ceramic sink unit, 4 ring electric hob, electric oven, space for fridge freezer, tiled splash backs, tiled flooring and double glazed window to rear aspect

Utility

2m x 1.66m (6'7" x 5'5")

a range of fitted wall and base units, space and plumbing for washing machine, space for tumble dryer, tiled splash backs, tiled flooring, double glazed window to rear aspect and uPVC rear entrance door

Bedroom 1

3.42m x 2.9m (11'2" x 9'6")

double glazed window to front aspect, radiator and fitted wardrobes

Ensuite

1.93m x 1.56m (6'4" x 5'1")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, tiled splash backs, vinyl flooring, heated towel rail and double glazed window to front aspect

Bedroom 2

2.86m x 3.1m (9'5" x 10'2")

double glazed window to side aspect, radiator and a range of fitted storage

Shower Room

3.64m x 1.72m (11'11" x 5'7")

3 piece suite comprising low level WC, pedestal hand wash basin, walk in shower, tiled splash backs, vinyl flooring, radiator, airing cupboard housing hot water cylinder and double glazed window to side aspect

Gardens

occupying a generous plot with gardens front and rear, being mostly laid to lawn with paved patio area and planted shrubs

Annex

formerly a garage, the current owners have converted to provide separate annex accommodation

Bedroom 3 / Living Room

4.19m x 2.57m (13'8" x 8'5")

uPVC entrance door, double glazed windows to front and side aspects, laminate flooring and roof void access

Ensuite 2

1.05m x 2.54m (3'5" x 8'4")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, splash backs, laminate flooring and double glazed window to front aspect

Driveway

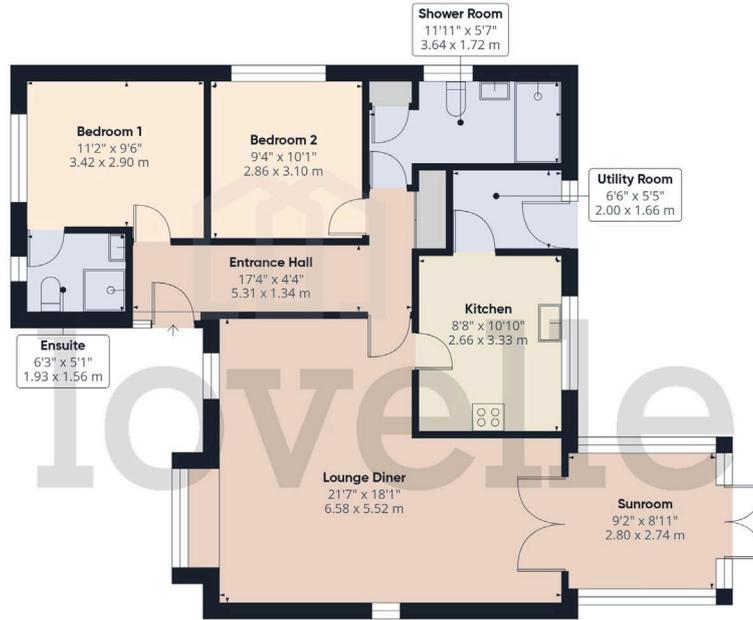
extensive tarmac driveway providing ample off road parking for a number of vehicles

Agents Notes

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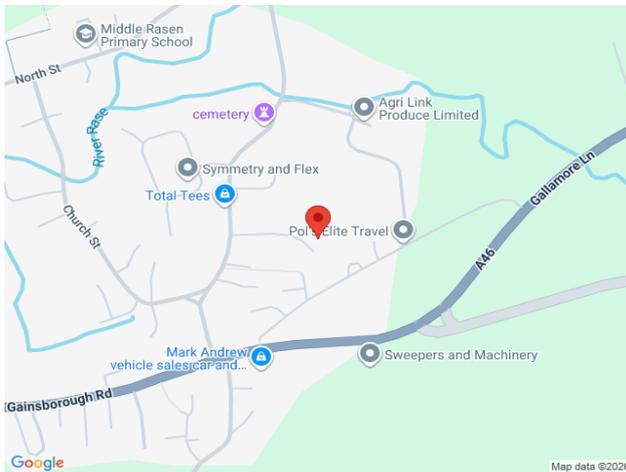
Ground Floor Building 1



Approximate total area^m
1119 ft²
103.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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