12, Whitworth Way

| Market Rasen | LN8 3BU

£140,000

Perkins George Mawer & Co.

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

12

Whitworth Way |
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£140,000

Two Bedroom Semi Detached Home with Large Conservatory/Garden Room in Popular Location close to Market Rasen and Offered For Sale with No Chain! Being close to the heart of the town means you have everything at your finger tips and for convenience including Nurseries, Primary School and the De Aston Secondary School. Tesco Supermarket and the Co-Op Food Store are within easy reach, as are the Cafes, Restaurants, Vets, Doctors and the Railway Station, for anyone needing to travel further afield.

A Lovely Opportunity to Buy a Very Well Presented Home with the Addition of a Large Conservatory/Garden Room. It has a Fresh, Light and Airy Feel with Good Decorative Order, there is Wood Effect uPVC Double Glazing with a White Internal Finish which adds to that Lighter Atmosphere. The house is warmed by Gas Radiator Central Heating and comprises in brief; Storm Porch, Reception Hall, Living Room, Kitchen/Diner, Large Conservatory/Garden Room, Two Good Sized Bedrooms and a Bathroom. Outside there are Gardens to Front and Rear plus Parking for Two Cars. It is also close to Open Countryside for anyone wanting to Relax Outdoors or Simply have Dog Walks on tap!

- Quiet, Edge of Town Location
- Large Conservatory/Garden Room
- Living Room plus Kitchen/Diner
- Bathroom
- Close Open Countryside
- Light & Airy Feel
- Two Good Sized Bedrooms
- Gardens & Two Parking Spaces

Storm Porch
uPVC entrance door with four double glazed inserts.

Reception Hall
Wood effect tiled floor. Radiator. Stairs to First Floor. Door to:-

Living Room
14'6 x 10'9 (4.42m x 3.28m)
Radiator. Window to front. Understairs storage cupboard. Door to:-

Kitchen/Diner
14'0 x 8'9 (4.27m x 2.67m)
Range of beech effect wall and base units, matching wall mounted glazed display cabinet. Black granite effect, roll top worksurfaces with inset one and a half bowl single drainer sink top. Gas boiler. Cream 'Metro' style tiled splashbacks. Window to rear. Double radiator. uPVC double glazed, double doors to:-

Large Conservatory/Garden Room
10'7 x 13'2 (3.23m x 4.01m)
uPVC double glazed windows to side and rear. Double radiator. uPVC double glazed, double doors to Rear Garden.

First Floor Landing
Access to loft. Doors off.

Bedroom One
8'10 x 14'0 (2.69m x 4.27m)
Two windows to the rear. Radiator.

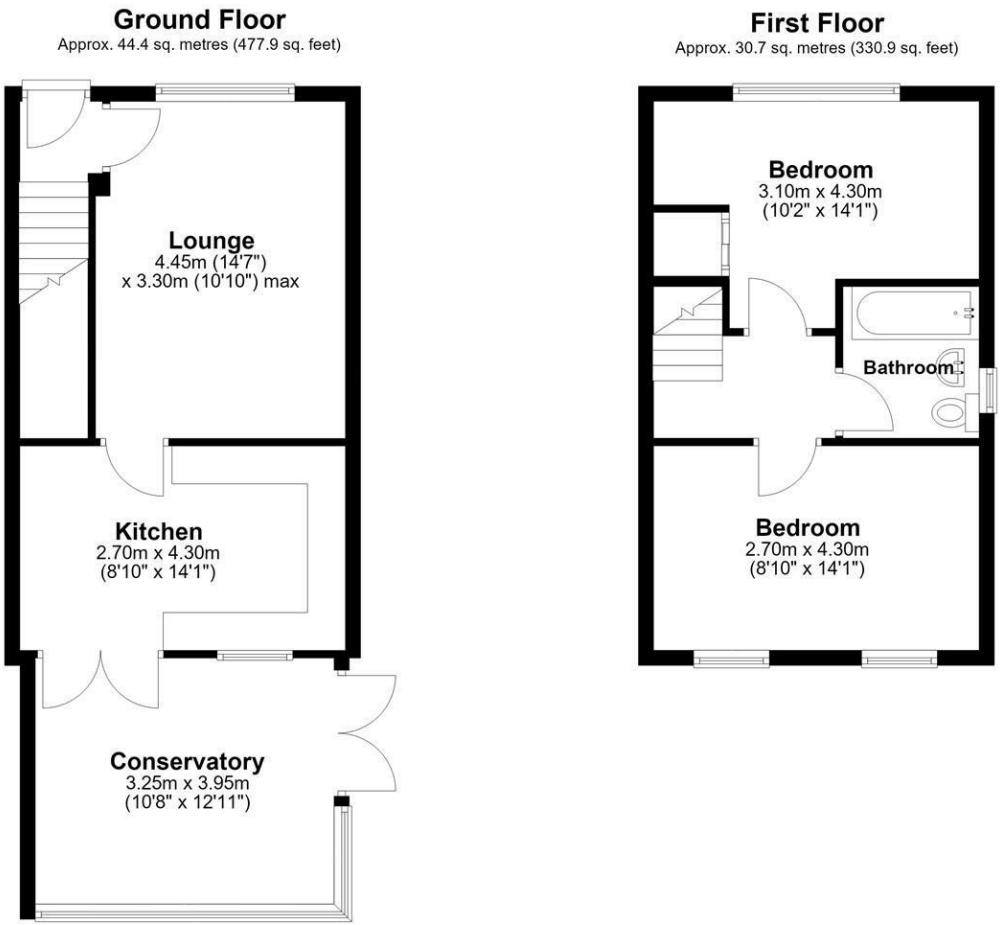
Bedroom Two
14'1 maximum x 7'8 average (4.29m maximum x 2.34m average)
Window to front. Radiator. Airing cupboard housing foam lagged hot water cylinder.

Bathroom
Panelled bath with shower and screen over. Pedestal wash basin. Low level W.C. Tiling to water sensitive areas. Window to side. Radiator.

Front Garden
Lawn. Parking for two cars,

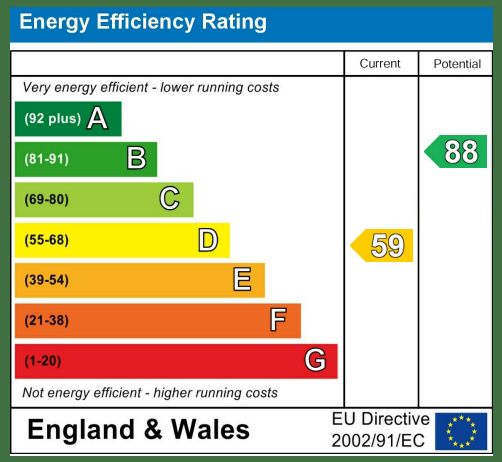
Rear Garden
Gated access. Shed. Extensive patio. Lawn. Decked terrace.

Additional Information
Tenure: Freehold
Services: All mains services are connected
Council Tax Band: B - West Lindsey
EPC Rating: D
Broadband: Unknown, previously rented out
Agents Note: There is a connection to the seller of this house and a member of staff at Perkins, George, Mawer & Co



Total area: approx. 75.1 sq. metres (808.8 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.