1, Lady Frances Drive

| Market Rasen | LN8 3JJ

Offers In The Region Of £425,000

Perkins George Mawer & Co.

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

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Offers In The Region Of £425,000

Spacious Family Home, formerly the Show Home to Lady Frances Drive, a very Well Regarded close, just a 'Stones Throw' from Market Rasen Town Centre. Walk into town and have all the Independent Shopping at your finger tips. There are a good selection of Pubs and Restaurants, a Leisure Centre, Primary and Secondary Schooling, Doctors, Vets, Tesco Supermarket and Co-Op Food Store, there is also an Aldi and Starbucks within walking distance.

Cherished Home that has been thoroughly enjoyed for the last thirty eight years. It has a Large Garden, Gas Central Heating and uPVC Medium Oak effect uPVC Double Glazing. There is a Big Conservatory, which also heating, making it usable more of the year round. The remaining well presented accommodation comprises in brief; Entrance Porch, Reception Hall, Cloakroom, Living Room with Gas 'Multi Fuel Style Stove', Separate Dining Room, Study, Kitchen, Conservatory. On the First Floor there is a Galleried Landing, Five Bedrooms, En-Suite Shower Room and Separate Bathroom. Outside there are Fantastic Gardens to Three Sides, Parking for around six cars and a Double Garage.

- Spacious Family Home
- Ex Show Home for the Close
- Three Receptions & Five Bedrooms
- Parking for Six Cars & Double Garage
- Large Corner Plot
- Walking Distance to Town
- Bathroom plus En-Suite
- Must Be Seen to Appreciate

Entrance Porch

Approached via half panelled and half single glazed entrance door with matching side screen plus window to the front. uPVC panelled inner door with double glazed side screen to:-

Reception Hall

Double opening coat cupboard/storage. Stairs to First Floor with wood banister, turned spindles and recess/storage under. Coving. Tiled floor. Radiator.

Cloakroom

White suite of Low level W.C. Wash hand basin. Tiled splashbacks and floor. Secondary glazed window to rear.

Study
9'10 x 6'10 (3.00m x 2.08m)
Window to side. Double radiator.

Living Room
13'3 x 16'11 (4.04m x 5.16m)
Gas 'Multi Fuel Style Stove' in brick fireplace. Windows to sides. Two double radiators. Coving.

Separate Dining Room
9'8 x 13'2 (2.95m x 4.01m)
Windows to side and rear. Coving. Double radiator.

'L' Shaped Kitchen
9'8 x 12'3 plus 10'2 x 7'4 (19'9 overall length) (2.95m x 3.73m plus 3.10m x 2.24m (6.02m overall le)
Cream colour wall and base units with brushed steel handles. Roll top cream colour worksurfaces with inset one and a half bowl single drainer sink top. Built-in dishwasher, electric double oven, gas hob and concealed extractor hood. Worksurface extending to form breakfast bar. Two large storage cupboards housing space for two domestic appliances. Window to front. Door to garage. Double opening panel and glazed doors to:-

Large Conservatory
17'3 x 14'7 (5.26m x 4.45m)
Sealed unit double glazed windows to sides and rear. Two pairs of matching doors to garden. Tiled floor. Double radiator.

Galleried Landing
Wood banister with turned spindles. Window to front. Wood panel doors off. Linen cupboard with radiator. Radiator. Access to loft.

Bedroom One
19'9 x 13'4 plus wardrobes (6.02m x 4.06m plus wardrobes)
Two double radiators. Windows to front and rear. Two radiators. Wood panel door to:-

En-Suite Shower Room
White traditional style suite of corner shower. Low level W.C. Pedestal wash basin. Tiling to water sensitive areas with dado tile. Window to front. Chrome heated towel rail.

Bedroom Two
11'5 x 13'0 plus wardrobe (3.48m x 3.96m plus wardrobe)
Double radiator. Window to front.

Bedroom Three
9'7 x 11'8 plus wardrobe (2.92m x 3.56m plus wardrobe)
One double wardrobe and two matching storage cupboards. Wash basin in matching vanity unit with cupboard. Window to rear. Radiator.

Bedroom Four
9'7 x 14'5 plus wrdrobe (2.92m x 4.39m plus wrdrobe)
Windows to side and rear. Radiator.

Bedroom Five
9'11 x 6'10 (3.02m x 2.08m)
Window to side. Radiator.

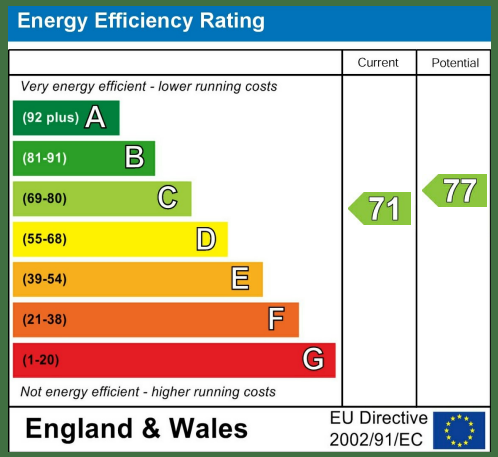
Bathroom
Panelled bath. Separate shower cubicle. Pedestal wash basin. Low level W.C. Tiling to water sensitive areas. Double radiator.

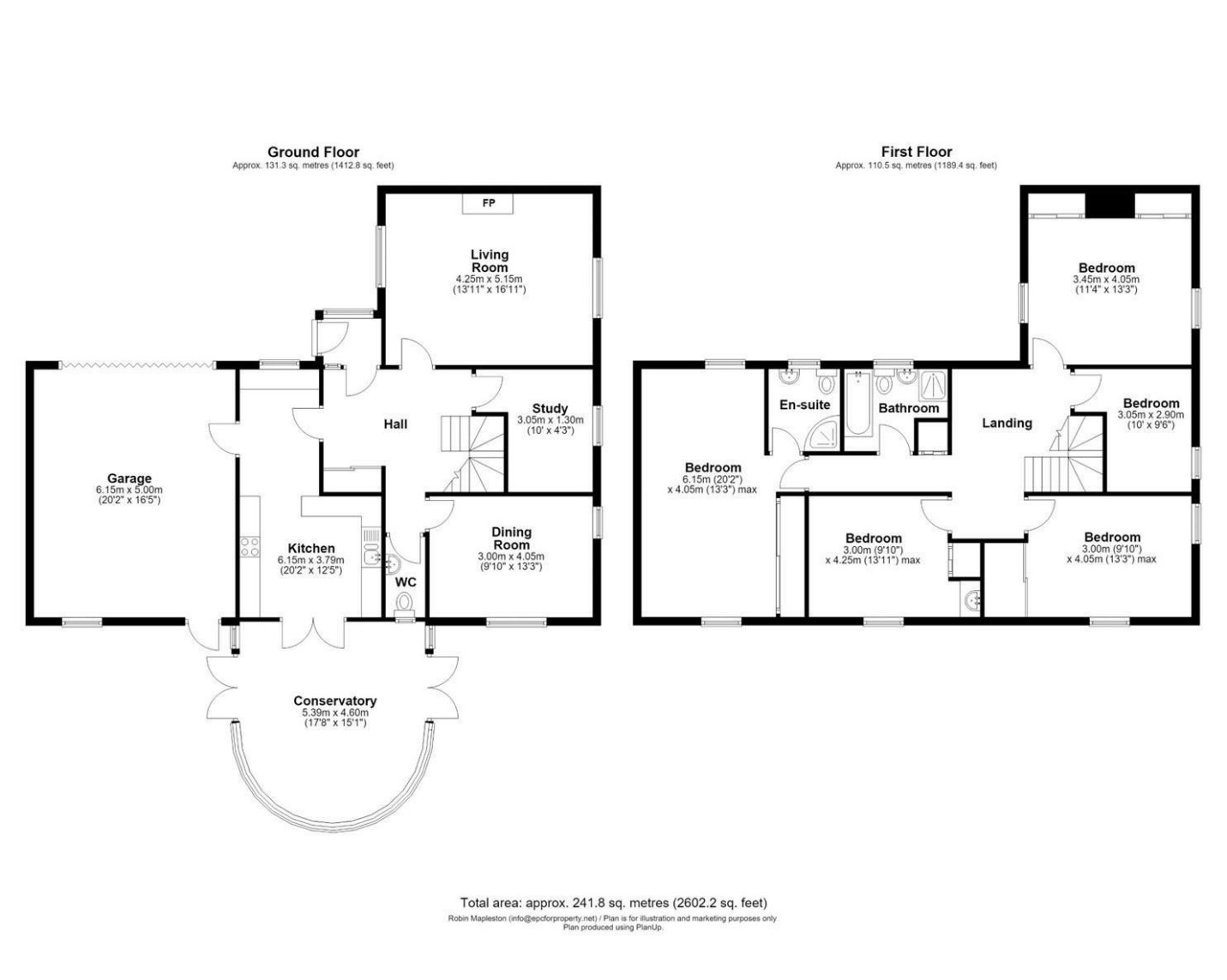
Front Garden
Lawn. Flower/herbaceous border. Parking for around six cars and giving access to:-

Double Garage
20'6 x 16'7 (6.25m x 5.05m)
Gas boiler. Double opening timber doors, uPVC double glazed window and door to the rear garden.

Wrap Around Side and Rear Garden
Gated access. Expanse of lawn. Extensive block paved patio. Additional paved sun terrace. Timber garden shed. Flower beds and borders. Cold water tap.

Additional Information
Tenure: Freehold // Services: All mains services are connected // EPC Rating: C // Council Tax Band: F // Agents Note: Maintenance charge of around £50.00 for the upkeep of the communal grounds





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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.