



70, Waterloo Street

| Market Rasen | LN8 3ES

£365,000



Perkins George Mawer & Co.  
Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

Waterloo Street |  
Market Rasen | LN8 3ES  
£365,000

A Modern, Detached and Well Presented Bungalow close to the heart of Market Rasen which offers a good selection of Independent Shops, Restaurants, Bars, a Leisure Centre, Tesco Supermarket, Co-op Food Store, Doctors, Vets and Railway Station for anyone needing to travel further afield.

It is heated by gas radiator central heating and retained by cream colour uPVC double glazing. Once inside you get a cosy feel and it is a blank canvas to add your own style, flare and finishing touches. The accommodation comprises in brief; Reception Hall, Living Room with Bay Window and Feature Fireplace, Kitchen/Diner with modern cream colour units, Utility Room, Three Bedrooms all with fitted wardrobes, En-Suite Shower Room and Re-Fitted Main Shower Room. Outside there is a Parking for several cars to the Front, access to the Attached Single Garage which is also accessible from the Utility Room and a Low Maintenance Rear Garden with Covered Pergola. It is offered For Sale with No Onward Chain.

- Close to the Heart of Town
- Living Room with Bay Window
- Three Bedrooms & Two Shower Rooms
- Low Maintenance Rear Garden
- Modern Detached Bungalow
- Modern Kitchen/Diner
- Garage plus Parking
- No Onward Chain

### Reception Hall

Approached through composite front door with two double glazed inserts and matching side screen. Radiator. Wood effect flooring.





### Living Room

16'11 into bay x 12'10 (5.16m into bay x 3.91m)  
Feature fireplace with gas 'Log Burner' style fire, slate hearth and pine mantel. Bay window to the front. Two double radiators.

### Modern Cream Colour Kitchen/Diner

16'8 x 10'2 (5.08m x 3.10m)  
Modern cream colour, high-gloss finish wall and base units. Roll top work-surface with inset one and a half bowl, single drainer sink top. Built-in stainless steel electric oven, electric hob and stainless steel canopy over with extractor. Space for dishwasher. Tiled splashbacks. Window to side. Double glazed,double doors to side and garden beyond. Wood effect flooring. Double radiator.

### Bedroom One

13'8 x 9'11 plus recess and wardrobes (4.17m x 3.02m plus recess and wardrobes)  
Three double fitted wardrobes. Windows to rear and side. Doubler radiator. Door to:-

### En-Suite Shower Room

White suite of step-in shower cubicle. Low Level W.C. Pedestal wash basin. Tiling to water sensitive areas. Window to rear. Radiator.

### Bedroom Two

13'9 x 9'7 plus wardrobe (4.19m x 2.92m plus wardrobe)  
One double and one single wardrobe. Windows to side and rear. Double radiator.

### Bedroom Three

10'6 max x 11'3 (3.20m max x 3.43m)  
Double wardrobe. Double radiator. Window to side.

### Re-Fitted Shower Room

Double length walk-in shower. Low Level W.C. Pedestal wash basin. Tiling to water sensitive areas. Radiator. Window to side.



### Front Garden

Mainly block paved providing parking for several cars and access to:-

### Attached Single Garage

20'2 x 8'10 (6.15m x 2.69m)

Up and over door. Light and electric. Gas boiler. Door to Utility Room.

### Low Maintenance Rear Garden

Paved and with raised flower beds. Covered pergola.

### Additional Information

Tenure: Freehold

Services: All mains services are connected

Council Tax Band: C - West Lindsey

EPC Rating: C



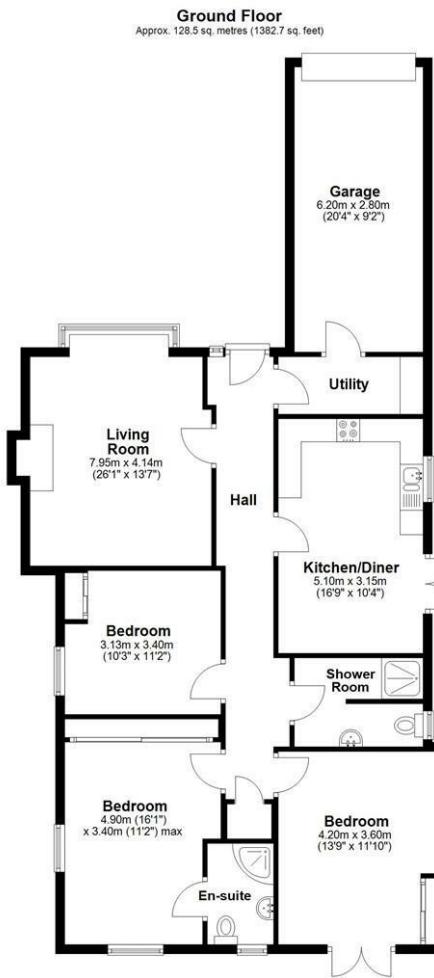


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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(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	

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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.