



Inverary , Walesby Road

| Market Rasen | LN8 3EY

Offers In The Region Of £460,000



Perkins George Mawer & Co.

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

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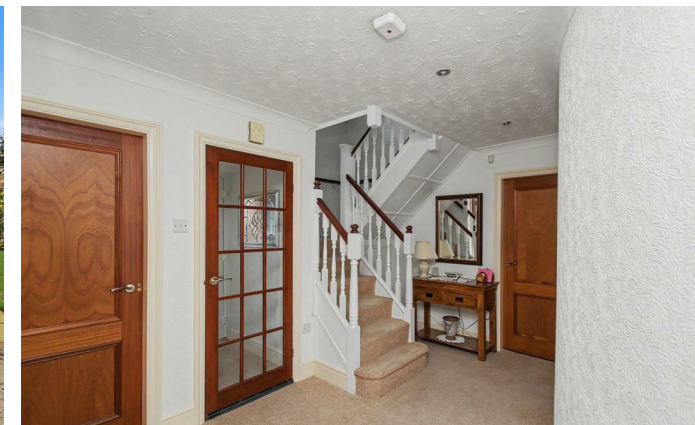
Pristine Executive Detached Home in a Highly Regarded Town Centre Location. Situated on the Northern Fringe of Market Rasen close to Open Countryside and Woodland Walks, just a Stones Throw from the Lincolnshire Wolds, Area of Outstanding Natural Beauty. Alternatively, you can stroll into town which has a good selection of Every-Day amenities including Tesco Supermarket, Co-Op Food Store and a wide range of Independent Shops, Leisure Centre, Bars and Restaurants. There are Nurseries, Primary School and De Aston Secondary School and a Railway Station for anyone needing to travel further afield.

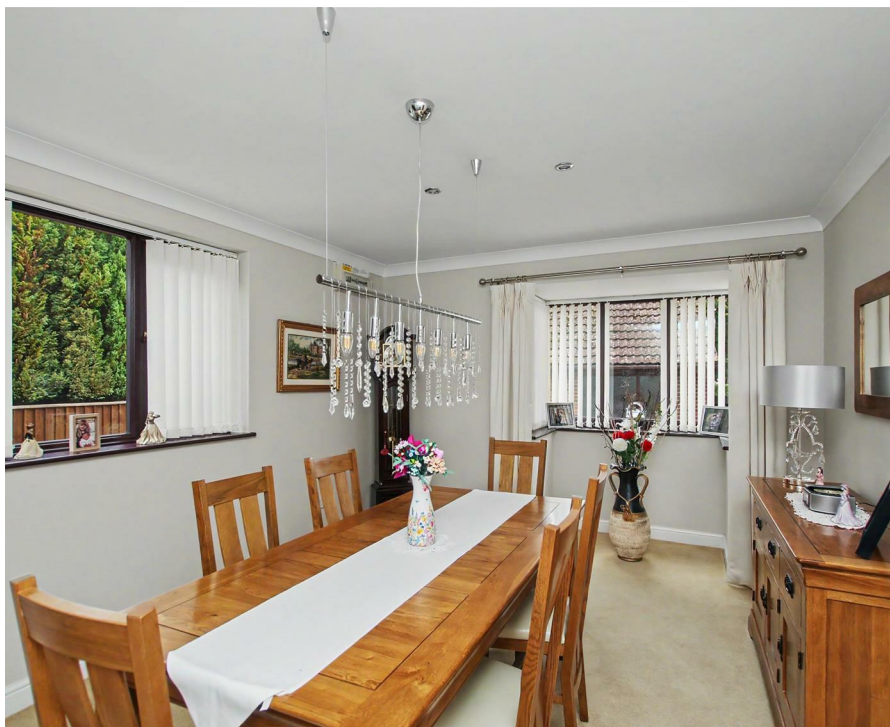
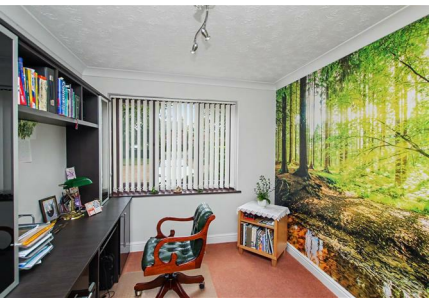
The Immaculately Presented accommodation is warmed by Gas Radiator Central Heating and it is retained with the help of Double and Triple Glazing. It comprises in brief; Storm Porch, Entrance Lobby, Reception Hall with Featured Curved Wall, Cloakroom, Study with Built-in Office Furniture, Spacious Dining Room, Living Room overlooking the Stunning Rear Garden, Re-Fitted Utility Room and Open Plan Kitchen/Family Room which is a Perfect Entertaining Space or Ideal for Family Get-Togethers. On the First Floor there is a Galleried Landing, Four Bedrooms, En-Suite Shower Room and a Bathroom with Shower Enclosure. Outside the property is set well back from the road making it a Quieter Feel, there is an Abundance of Parking, Double Garage and Workshop, which could double up as Separate Home Working Space for anyone running a business from home with its own entrance. The Rear Garden is Absolutely Stunning, the owner's Pride and Joy, it has a Peaceful Patio Area, Lawn and Pergola Walk Way to a Summer House with Vegetable Plot beyond. The Owners are Suited on their Onward Purchase.

- Stunning Detached Home
- Pristine Presentation Throughout
- Open Plan Kitchen/Family Room
- Stunning & Good Sized Gardens
- Sought After Town Location
- Three Reception Rooms
- Four Bedrooms & two Bathrooms
- Double Garage Plus Ample Parking

Entrance Lobby

Approached via half panelled, composite front door with triple glazed insert. Radiator. Multi pane single glazed door to:-





Reception Hall

Feature curved wall. Coving. Double radiator. Wood panel doors off. Stairs to First Floor with wood banister and white turned spindles with storage cupboard under.

Re-Fitted Cloakroom

White suite of Low level W.C. Trough style sink in white high-gloss finish vanity unit with double cupboard. Tiling to coving height with border tile. Window to side. Radiator.

Study

11'0 x 8'8 (3.35m x 2.64m)

Fitted office furniture including desk, display shelving, drawer, cupboard and glazed cabinets. Window to front. Radiator. Coving.

Dining Room

14'1 x 10'8 (4.29m x 3.25m)

Walk-in square bay window to the front. Window to side. Coving. Double radiator.

Living Room

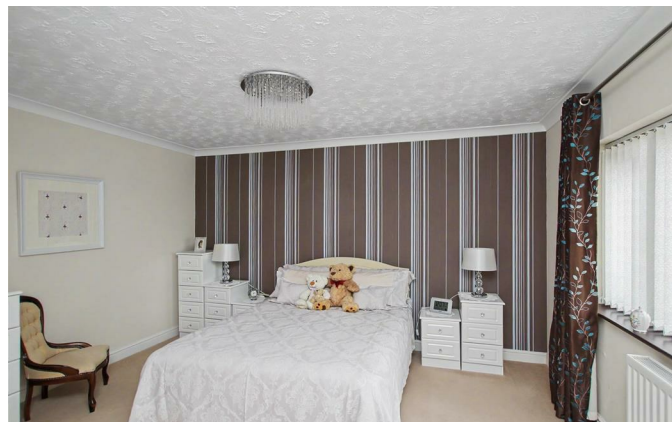
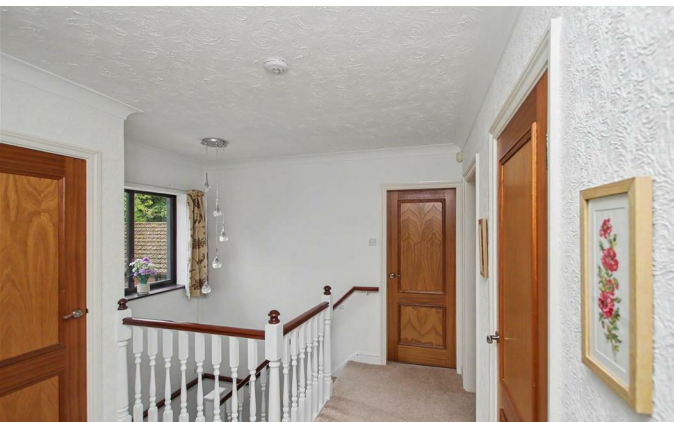
12'2 x 19'0 (3.71m x 5.79m)

Gas living flame fire with marble effect hearth and surround and ornate mantel. Feature curved wall. Double radiator. Double opening, double doors and matching side screens to rear garden.

Kitchen/Family/Breakfast Room

11'0 x 14'1 plus 12'10 x 11'10 (3.35m x 4.29m plus 3.91m x 3.61m)

Kitchen Area: Cream colour wall and base units, matching larder unit. Terrazzo style worksurfaces with inset one and a half bowl, single drainer stainless steel sink top. Gas five ring hob. Built-in double oven, built-in dishwasher. Island with matching base units and wood effect worksurface. White 'Metro' style tiling. Built-in Miele coffee machine. Triple glazed window to side. Coving. Tile effect flooring. Opening to Family/Breakfast Area: Triple glazed windows to sides and rear. Triple glazed, double doors to rear patio and garden beyond. Double glazed rooflights. Double radiator.





Re-Fitted Utility Room

10'8 x 6'3 (3.25m x 1.91m)

White high-gloss finish wall and base units. Worksurfaces with inset one and a half bowl sink. Matching larder unit. Double radiator. 'Metro' style tiling. Composite door to side with triple glazed insert. Coving.

Galleried Landing

Access to loft. Wood banister and white turned spindles. Window to front. Radiator. Wood panel doors off. Linen cupboard. Additional storage cupboard. Radiator

Bedroom One

11'0 x 14'1 (3.35m x 4.29m)

Fitted bedroom furniture including four double wardrobes and two single wardrobes, drawer unit with shelving. Radiator. Coving. Window to rear. Wood panel door to:-

En-Suite Shower Room

Large shower enclosure with 'Mermaid' style boarding. W.C. with concealed cistern and wash basin in vanity unit having three double storage cupboards. Tiling to coving height with embossed border and dado tiles. Heated towel rail. Window to rear.

Bedroom Two

14'1 x 14'1 (4.29m x 4.29m)

Coving. Window to front. Double radiator.

Bedroom Three

12'2 x 12'11 (3.71m x 3.94m)

Fitted bedroom furniture including one double and one single wardrobe. Three double storage cupboards, two bedside units with shelving. Knee-hole dressing table with drawer. Double radiator. Coving.

Bedroom Four

11'0 x 8'8 (3.35m x 2.64m)

Window to front. Double radiator. Coving.

Bathroom

White suite of panelled bath. Shower cubicle. Wash hand basin and W.C. in vanity units which have one double, one single and one corner cupboards and roll-top surface. Tiling to coving height with two rows of mosaic effect border tiles. Window to side.

Front Garden

Mature hedgerow. Block paved driveway for numerous cars. There is a Outside Tap to the side of the property. Gravelled border with shrubs inset. Access to:-

Double Garage and Adjoining Workshop

18'10 x 17'7 (5.74m x 5.36m)

Twin electric doors. Light and electric. Two uPVC double glazed windows. Fitted storage cupboards. Door to:-

Attached Workshop

12'11 x 7'1 (3.94m x 2.16m)

Double glazed window to front. Door to Driveway.

Rear Garden

Extensive patio area. Lawned area. Well stocked flower borders. Pergola walkway to Gazebo. Vegetable plot. Greenhouse and Shed.

Additional Information

Tenure: Freehold

Services: All mains services are connected

Broadband: EE

Council Tax Band: F - West Lindsey

EPC Rating: C







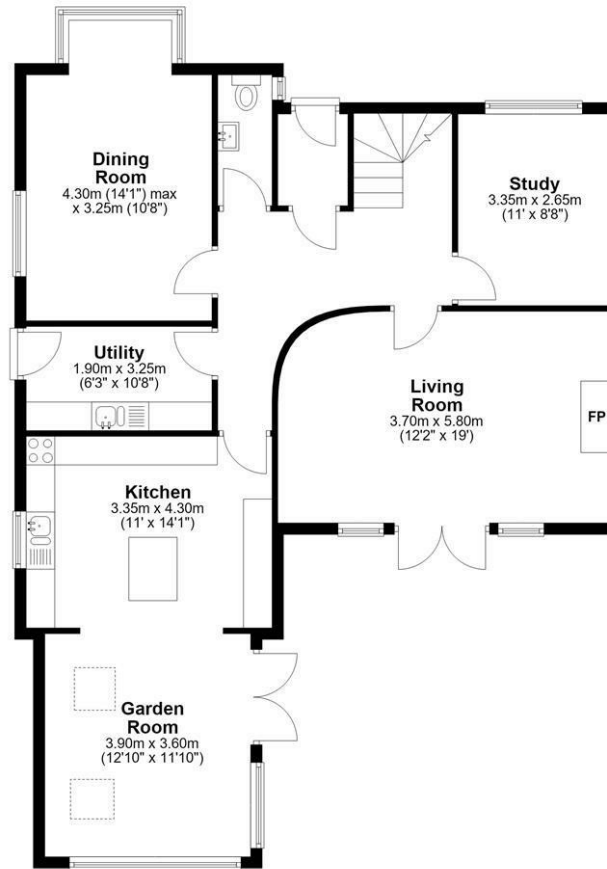
Energy Efficiency Rating

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

76 79

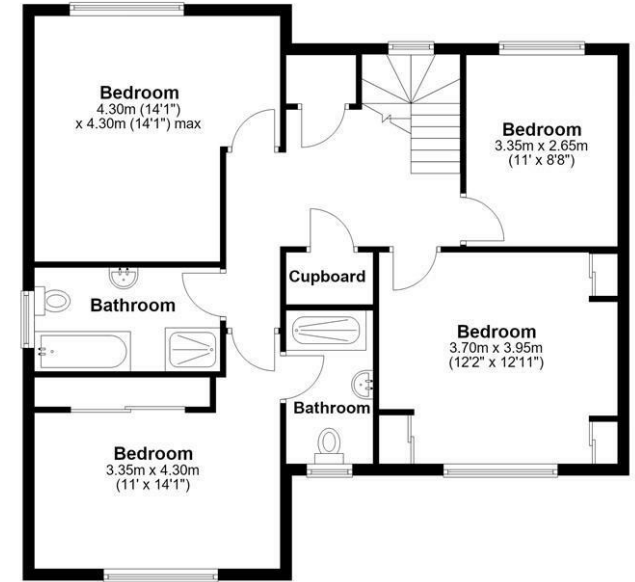
Ground Floor

Approx. 99.3 sq. metres (1068.7 sq. feet)



First Floor

Approx. 83.8 sq. metres (901.6 sq. feet)



Total area: approx. 183.1 sq. metres (1970.3 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.