



23 De Aston Fields, Legsby Road, MARKET RASEN,

Price £210,000



- Chain Free
- Large Garden
- Three Double Bedrooms
- Gas Central Heating
- Open to Reasonable Offers
- Vacant Possession
- Detached Garage
- uPVC Double Glazing
- Off Road Parking

**\*\*Open To Reasonable Offers\*\*** Bell Watson are pleased to market this well proportioned and versatile semi detached bungalow. The property briefly comprises, hallway, breakfasting kitchen, large reception room, two double bedrooms, a conservatory and shower room to the ground floor with the third bedroom located on the first floor. There is plenty of off road parking, a detached garage and large front and rear gardens. Gas central heating and double glazing throughout.



## **LOCATION**

Located on the outskirts of the sought-after Market Town of Market Rasen. This thriving Market Town is situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger Towns and City networks. The Town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guest houses, public houses, library, health care providers and good local schooling.

## **ACCOMMODATION**

Arranged over two floors.

### **HALLWAY 4.33m (14' 2") x 1.94m (6' 4")**

Enter the property via the uPVC door into a central hallway having a light fitting and coving to the ceiling, a central heating radiator, wood effect laminate flooring and stairs leading to the first floor with under stair store cupboard.

### **KITCHEN 4.05m (13' 3") x 2.43m (8' 0")**

A well appointed breakfasting kitchen incorporates a range of wall and base units fitted with worktops having tiled splash backs and a 1.5 stainless steel sink with chrome mixer taps. The kitchen provides an integrated gas hob with extractor over and space for an integrated oven. There is an under counter recess with plumbing for a washing machine, space for a free standing fridge freezer and a low level breakfast bar. A uPVC double glazed window looks out to the rear aspect and an external door leads to the conservatory. There are spotlights and coving to the ceiling, a central heating radiator and tiled flooring.

### **LOUNGE 4.95m (16' 3") x 3.66m (12' 0")**

To the front of the property with a light fitting and coving to the ceiling, a large uPVC double glazed window, a central heating radiator, carpeted flooring, and an open fire with brick fire surround.

### **RECEPTION ROOM TWO/BEDROOM THREE 3.03m (9' 11") x 3.04m (10' 0")**

A versatile and well proportioned room situated on the ground floor can be used as either a dining room or third bedroom. There is a uPVC double glazed window to the front aspect, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

### **BEDROOM TWO 4.02m (13' 2") x 2.50m (8' 2")**

To the rear of the bungalow with a range of built in cupboards and wardrobes having a pendant light to the ceiling, a uPVC double glazed window, and a central heating radiator.

### **CONSERVATORY 2.42m (7' 11") x 1.38m (4' 6")**

Located off the kitchen with uPVC double glazing, a polycarbonate roof and access to the rear garden.

### **SHOWER ROOM 2.41m (7' 11") x 1.65m (5' 5")**

Providing a corner enclosure fitted with mermaid boarding and electric shower, a pedestal wash basin with tiled splash back and a close coupled WC. There is a uPVC obscure double glazed window to the rear aspect, spot lights to the ceiling, a central heated towel rail and cushion flooring.

## **BEDROOM ONE 4.46m (14' 8") x 4.18m (13' 9")**

Located on the first floor with a uPVC double glazed window to the rear elevation, a pendant light to the ceiling, a central heating radiator and carpeted floor. There is a corner shower enclosure fitted with an electric shower and access to the eaves providing storage.

## **OUTSIDE**

A driveway runs the length of the bungalow and leads to the detached garage with double timber doors to the front and a timber side access door. The front garden is laid with gravel for a low maintenance finish while the rear garden is mainly laid to lawn providing a hard standing patio area, and green house.

## **FIXTURES AND FITTINGS**

Any integrated and free standing appliances are to be included within the sale of the property.

## **SERVICES (not tested)**

Mains gas, electricity, water and drainage are all understood to be connected to the property.

## **COUNCIL TAX**

The Council Tax Band for this property is Band B as confirmed by West Lindsey District Council





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