

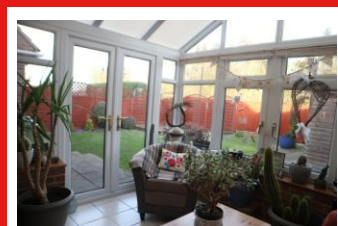


97 Gordon Field,
Market Rasen, LN8 3AE
Asking Price Of £149,950



- Semi-detached House
- 4 Bedrooms
- Attractive Entrance Area
- Dual Aspect Lounge
- Generous Dining Room/Sitting Room
- Well Fitted Kitchen & Utility Room

This is an attractively presented extended semi-detached house in a favoured residential area convenient for Market Rasen town centre. Briefly comprises, attractive entrance area and hallway, dual aspect lounge leading to feature rear conservatory, separate dining room/sitting room. Viewing of this property is recommended.



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DIRECTIONS Travelling from Walters Estate Agents follow John Street to the side of our office and at the crossroads continue straight ahead, passing the doctors to your left, then bearing left onto Gordon Field, continue to the top turning left onto the continuation of Gordon Field, where the property can be found on the left hand side, identified by our For Sale board.

ENTRANCE VESTIBULE Having window to front, part glazed external door, tiling to floor and glazed double entry doors to:

HALLWAY With tiled flooring, under stairs cupboard, staircase to the first floor landing and doors off to:

DINING/SITTING ROOM 15' 5" x 12' 3" (4.70m x 3.75m) Narrowing to 9' 1" x (2.78m) With two windows to front, radiator.

KITCHEN 12' 10" x 9' 6" (3.92m x 2.92m) Having window to rear, tiling to floor, recess for fridge/freezer, attractive range of base units with stainless steel splashback and cooker extractor over, vertical style radiator, access to:

UTILITY ROOM 8' 2" x 6' 0" (2.51m x 1.83m) With part glazed external door and window to rear, base units with work surfaces over, plumbing for washing machine, recently installed Worcester

Bosch gas central heating boiler. Utility room also incorporates WC with window to side containing vanity hand wash basin, low level WC.

LOUNGE 14' 7" x 9' 10" (4.46m x 3.00m) With window to front, radiator, timber style fire surround with marble hearth and back containing in-set coal effect gas fire, access to:

CONSERVATORY 11' 3" x 10' 2" (3.44m x 3.12m) Being brick based, double glazed to two sides with pitched polycarbonate roof, French doors to rear garden, tiling to floor.

FIRST FLOOR LANDING Having window to rear, radiator.

BEDROOM ONE 14' 9" x 9' 11" (4.51m x 3.03m) With windows to both front and rear elevation, radiator, laminate style flooring, airing cupboard with radiator and over stairs cupboard. Further inner landing which contains access to the roof area and leads to:

BEDROOM TWO 9' 8" x 7' 2" (2.96m x 2.19m) With skylight window to front, radiator.

BEDROOM THREE 7' 6" x 8' 2" (2.30m x 2.51m) With skylight window to rear and radiator.

BEDROOM FOUR 9' 3" x 8' 2" (2.82m x 2.50m) (Max) Skylight window to front and radiator.

BATHROOM Which has recently been attractively refurbished, containing modern L shaped bath with shower screen and mains shower unit, range of vanity units containing in-set hand wash basin, low level WC with concealed cistern, tiling to floor, skylight window to rear, extractor, radiator and downlighters to ceiling.

OUTSIDE The property is approached over block paved driveway with additional parking and lawn area. Low level walling to the front boundary with metal railings, side access path leading to a rear garden. Fencing to boundary and containing a sizeable double timber garden shed.

OUTGOINGS - The property is situated within the West Lindsey District Council and we are advised is in Property Band B.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agents - Walters.



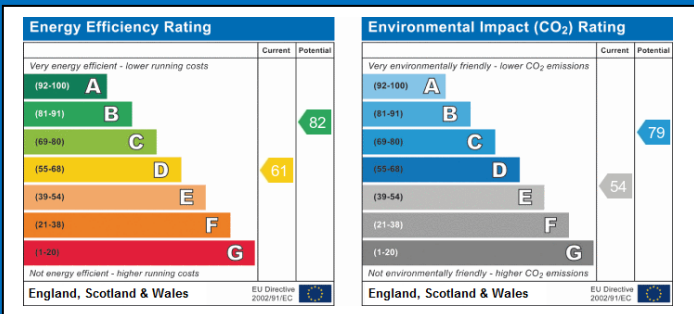


Floor plans are for layout purposes only and not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.



MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.