



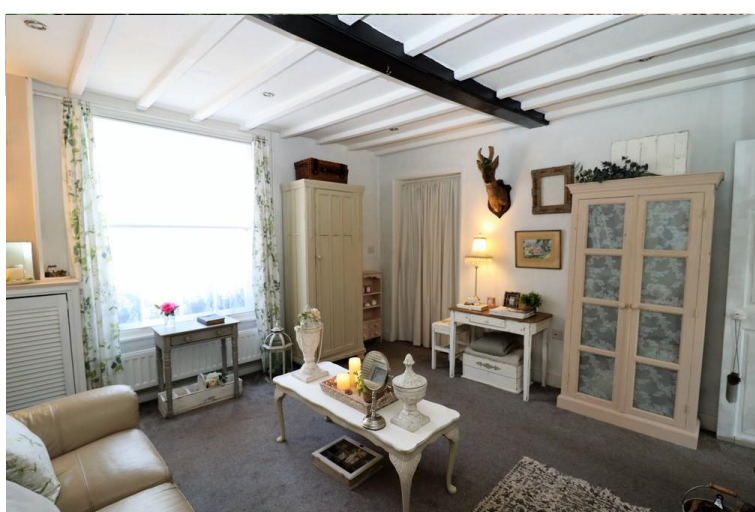
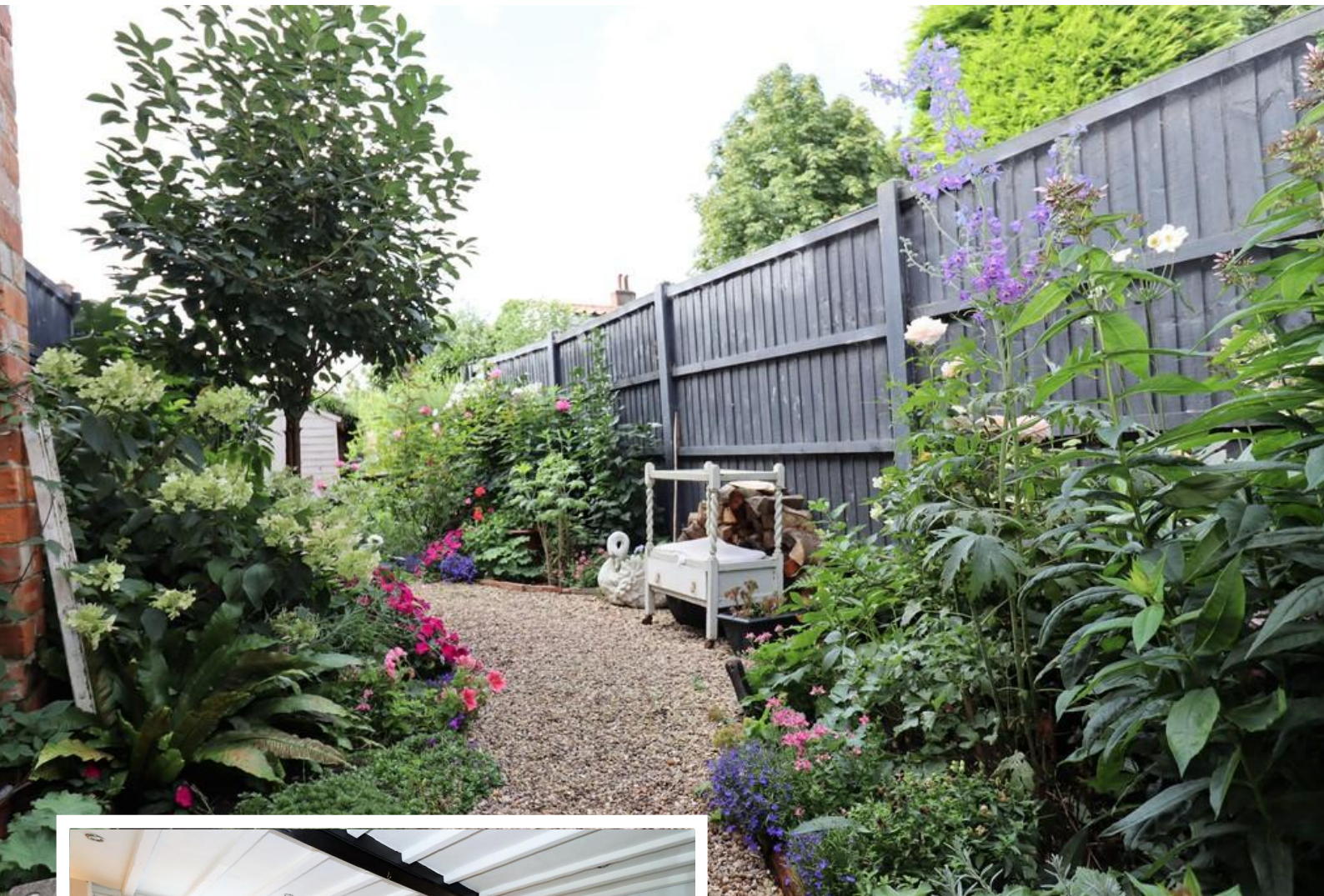
**27 King Street**

Market Rasen, LN8 3BB

**£150,000**

Conveniently located within the heart of this Market Town, this Grade II Listed townhouse spreads across three levels and is full of character charm that must be viewed to be fully appreciated. This much loved home that has been improved by the current owner has beautifully-presented living accommodation briefly comprising of a Breakfast Kitchen, Larder, Lounge with feature fireplace and inset multifuel burner, two large Double Bedrooms and a stunning Luxury Bathroom. The property also benefits from quality secondary glazing by Everest and a south-facing beautifully landscaped cottage-style walled garden.





**SERVICES**

All mains services available. Gas central heating.

**COUNCIL TAX BAND – A**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** – Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Market Rasen is a thriving Market Town 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, boutiques, hotel and guesthouses, public houses, library, health care providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').



#### ENTRANCE PASSAGEWAY

Approaching the property via an archway, continue down the cobbled passageway, past the formal front entrance door and through the garden gate to the right where the property's main entrance door opens into the Breakfast Kitchen.

#### BREAKFAST KITCHEN

9' 10" x 8' 10" (3m x 2.7m), a bespoke painted fitted Kitchen that blends the quality character features of the property, with a range of fitted units and drawers with contrasting hardwood worksurfaces over, upstands, painted timber feature panelling to the walls, inset stainless steel sink unit, window to the rear elevation, integral dishwasher, Stoves electric fan oven and ceramic hob with extractor above, recessed downlighting, tile-effect vinyl flooring, access to a large understairs utility cupboard with shelving and spaces for a fridge and freezer, staircase to the First Floor and door to the Lounge.



#### LOUNGE

13' 1" x 12' 2" (4m x 3.72m), having painted exposed arched brick feature fireplace with inset AGA multi-fuel burner and quarry tiled raised hearth, painted exposed beams to the ceiling, recessed downlighting, radiator, door to the entrance passageway, concealed area to one chimney breast recess for the electrical consumer unit and meters and large sash window to the front elevation with Everest secondary glazing.

#### FIRST FLOOR LANDING

With split-level stairs leading to Bedroom One and a further Landing Area with door to the Bathroom, sash window to the rear elevation, staircase to the Second Floor, recessed downlighting and radiator.



#### BEDROOM ONE

13' 1" x 12' 2" (4m x 3.73m), having a large sash window to the front elevation with Everest secondary glazing, painted ornate feature fireplace with working/open grate, door to a built-in storage closet, recessed downlighting and radiator.

#### LUXURY BATHROOM

A modern luxury bathroom suite with panelled bath with bi-folding side splashscreen and direct feed shower over, WC, wash hand basin, downlighting to vanity mirror area, towel rail/radiator, oak-effect vinyl flooring, contrasting part-tiled walls, recessed downlighting and extractor.



#### SECOND FLOOR

##### LARGE EAVES/ATTIC ROOM

Currently utilised for storage with lighting and housing the gas-fired combi boiler. Offering potential for conversion if desired (subject to the necessary consents).

##### BEDROOM TWO

13' 1" x 11' 9" (4m x 3.6m), having a large sash window to the front elevation with Everest secondary glazing, dado rail, coved ceiling, door to a built-in storage closet, ceiling light point and radiator.



## OUTSIDE

The south-facing walled cottage garden is beautifully presented and offers a tranquil setting whilst having the convenience of being close to the heart of the Market Town itself. The garden has been cleverly designed with various patio and seating areas that enable full enjoyment of the sunshine and with a winding pathway leading through the abundance of colourful flowerbed borders and to a timber garden shed at the far boundary.

### WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

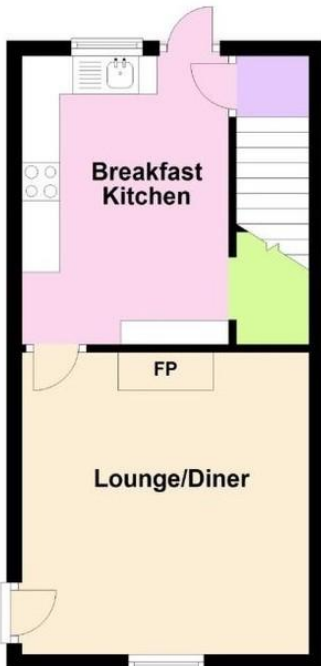
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Ground Floor



First Floor



Second Floor



29 – 30 Silver Street  
Lincoln  
LN2 1AS

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