



**25 Dear Street**  
Market Rasen, Lincolnshire. LN8 3BH







## 25 Dear Street Market Rasen

**NO ONWARD CHAIN!** This is a good-sized three-bedroom terrace house, pleasantly and discreetly located, just off Dear Street down a private unadopted lane in the heart of ever popular town of Market Rasen, being well serviced with Tesco supermarket, individual shops, post office, primary and secondary schools Doctor's surgery and its renowned racecourse.. The house is just a few yards away from its own surprisingly large and well enclosed separate garden, which will delight many.

A viewing is highly recommended

### ACCOMMODATION

**Entrance Hall** having an attractive contemporary design style front entrance door, staircase up to first floor, shelved wall alcove, tiled floor and radiator. Doorway arch through to breakfast kitchen and panelled door to:

**Good sized Lounge** with a westerly outlook, fireplace to chimney breast, two contemporary design style radiators and **wall light fittings.**

**Dining Kitchen** having a westerly aspect; a range of fitted units, work surface area with single drainer sink inset and cupboard space beneath. A further area of fitted work surface with cupboard space and Zanussi brushed steel oven below, Electrolux four ring ceramic style hob to surface and above a brushed steel cooker hood with accompanying wall cupboard units set on either side. Towards the centre of the room there is a food preparation island with three drawers beneath and on one side a breakfast bar dining area. There is a large walk-in under stairs pantry cupboard, a further built-in general storage cupboard, wall mounted china cabinet, tiled floor, attractive contemporary feature radiator and ceiling spotlight fittings. Door through to:





**Lobby** with tiled floor and doors through to the bathroom and to:

**Good sized Utility Room** having fitted work surface area with room beneath for appropriate laundry white goods; two large storage cupboards, two cupboards, shelving and a radiator.

**Large Ground Floor Bathroom** appointed in a contemporary design style having corner bath with mixer tap/shower attachment, good size shower cubicle to one corner with the mermaid board style splash back, toiletry alcove and accompanying shower fitting; vanity top surface area to one wall with wash hand basin and below a range of drawer and cupboard space beneath and low level WC with concealed cistern. There is a two tier storage cupboard unit to the corner in part housing the Valiant gas fired central heating boiler. Tiled splash backs to all walls to at least dado rail height, tiled floor, a contemporary design style radiator, a ladder back radiator/towel rail and ceiling spot light fitting.

### **First Floor**

**Landing** having an easterly aspect and radiator.

**Bedroom 1** of good proportions and having a westerly aspect and radiator. Door through to:

**En-suite Wash Room** comprising low level WC and wash basin.

**Bedroom 3** with a westerly aspect and radiator.

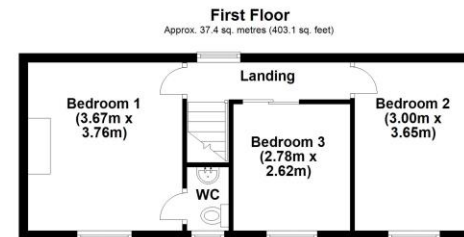
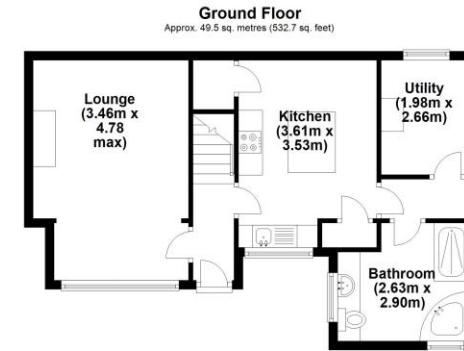
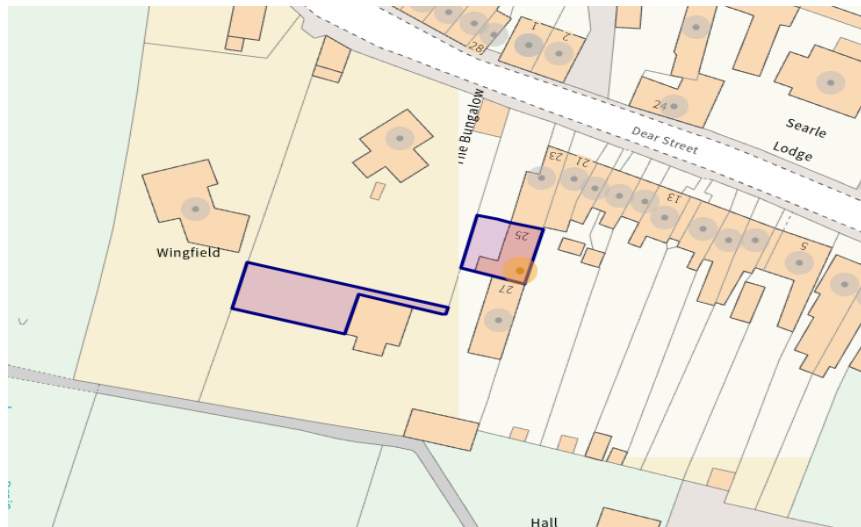
**Bedroom 2** another good-sized bedroom with a westerly aspect and radiator.

### **OUTSIDE**

The property is very discreetly located just off Dear Street down a private lane/driveway also serving a number adjoining homes. To the western frontage of the cottage there is a paved patio seating area and a small store.

Just a few yards away to the south down the lane, there is footpath that leads to the property's separate and surprisingly large garden. It is well enclosed and private. As with many other terraced homes in the area on street parking is available close by.





**Total area: approx. 86.9 sq. metres (935.8 sq. feet)**  
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy. Plan produced using PlanUp.

East Lindsey District Council – Tax band: B ENERGY PERFORMANCE RATING: f

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln Office...

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