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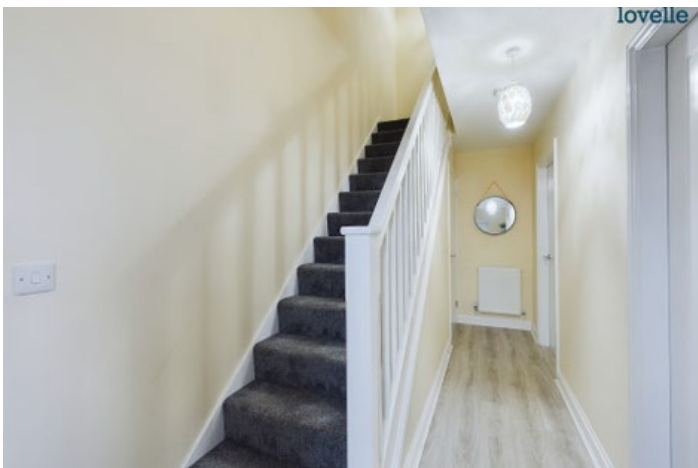


## Wesley Court, Market Rasen



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Offers in Excess of £142,950



MODERN END TERRACED HOUSE. Immaculately Presented & Town Centre Location. Comprising Entrance Hall, Lounge Diner, Kitchen, WC, 2 Bedrooms & Bathroom. Gardens front & Rear & Parking. NO ONWARD CHAIN.  
(available fully furnished, subject to negotiation)

#### Key Features

- Modern End Terraced House
- Spacious Accommodation
- Well Presented Throughout
- Entrance Hall, Kitchen
- Lounge Diner, WC / Cloakroom
- 2 Bedrooms & Bathroom
- EPC rating B
- Tenure: Freehold

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## Situation

Market Rasen town is popular with walkers and there are great routes and trails just five minutes stroll from the town centre. You can also head out to Willingham Woods where there are numerous trails and paths for all ages and abilities. In the town centre you will find traditional and long-standing family run shops including ironmongers, butchers, menswear confectionery, bakery & fruit & veg. The town boasts high-quality and award winning places to eat for all budgets. Market Rasen is approximately 16 miles from Lincoln City and 15 miles from the market town of Louth. There are regular bus and train services.

## Entrance Hall

4.71m x 1.84m (15.5ft x 6ft)

uPVC front entrance door, laminate flooring radiator and stairs to first floor accommodation.

## Kitchen

3.07m x 2.26m (10.1ft x 7.4ft)

a range of modern fitted wall and base units, space and plumbing for washing machine, sink unit, electric oven, 4 ring electric hob, integrated fridge freezer, radiator, splash backs, wall mounted gas boiler, vinyl flooring and double glazed window to front aspect.

## Lounge Diner

4.29m x 4.16m (14.1ft x 13.6ft)

uPVC French doors to rear, 2 double glazed windows to rear aspect, laminate flooring and radiator.

## WC / Cloakroom

1.65m x 0.83m (5.4ft x 2.7ft)

low level WC, hand wash basin, tiled splash backs, vinyl flooring and radiator.

## Landing

1.91m x 1.99m (6.3ft x 6.5ft)

roof void access

## Bedroom 1

2.6m x 4.17m (8.5ft x 13.7ft)

double glazed window to rear aspect and radiator.

## Bedroom 2

2.79m x 3.09m (9.2ft x 10.1ft)

2 double glazed windows to front aspect, radiator and storage cupboard.

## Bathroom

1.94m x 2.11m (6.4ft x 6.9ft)

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with mains shower over, tiled splash backs, vinyl flooring and heated towel rail.

## Gardens

to the front of the property is a small open plan garden which is gravelled with planted shrubs. To the rear, the garden is low maintenance with paved patio area, pergola and raised bed.

## Parking

the property benefits from an allocated parking space.

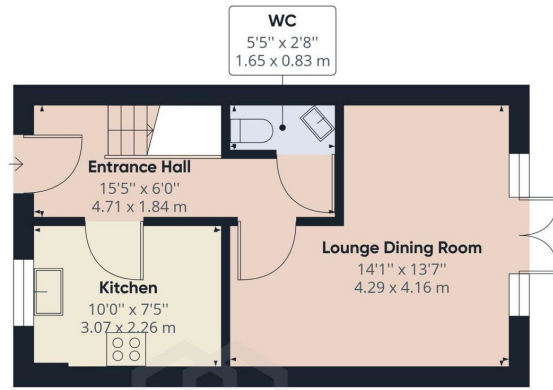
## Management Fee

please note, there is a monthly management fee of £25 to cover communal areas

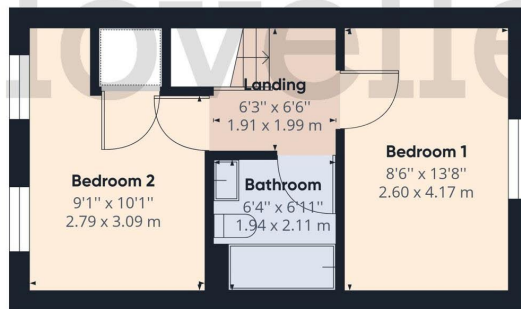
## Agents Notes

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Ground Floor

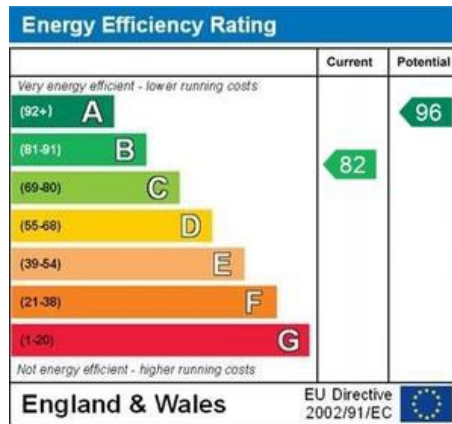
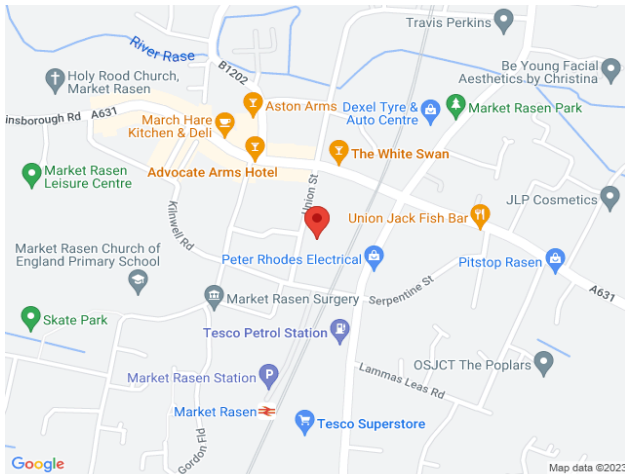


Floor 1

Approximate total area<sup>(1)</sup>  
628.38 ft<sup>2</sup>  
58.38 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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