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Union Street, Market Rasen



When it comes to  
property it must be

  
lovelle



£140,000



THE PERFECT INVESTMENT with SITTING TENNANT! Currently achieving a 6% Gross Yield. Superb RECENTLY REFURBISHED 3 bedroom terraced house situated in the heart of Market Rasen . Briefly comprising lounge, dining room, kitchen, family bathroom, 3 bedrooms and a generous rear garden with a range of outbuildings. NO ONWARD CHAIN

### Key Features

- Terraced House
- With Sitting Tenant
- Achieving Gross 6% Yield
- Recently Refurbished
- Town Centre Location
- Close to Local Amenities
- EPC rating D
- Tenure: Freehold



## Situation

Market Rasen is a small historic Market Town which boasts bustling streets, local shops selling local produce, friendly pubs and stunning surrounding countryside. Facilities are excellent and besides the thriving shopping centre there's a police station, fire and ambulance stations, railway station, excellent schooling, doctor's surgery, good access to NHS dentists and a library. On top of all that, there's a racecourse the only one in Lincolnshire and a golf course, and a fair number of new residential developments which have brought in new residents to this pleasant corner of Lincolnshire. This bustling town has become increasingly popular with commuters, not only because of its easy road access but also because of its rail links to Grimsby & Lincoln which now has direct trains to London. Equally, because it's one of the western gateways to the Lincolnshire Wolds, you don't need to go far to find quiet roads, pleasant footpaths and beautiful countryside.

## Lounge

4.16m x 3.77m (13.6ft x 12.4ft)

uPVC front entrance door, double glazed window to front aspect, radiator, laminate flooring, feature fire place and storage cupboard

## Hallway

0.99m x 0.86m (3.2ft x 2.8ft)

laminate flooring and stairs to first floor accommodation

## Dining Room

3.25m x 3.25m (10.7ft x 10.7ft)

laminate flooring, feature fireplace, under stairs storage cupboard and built in cupboard.

## Kitchen

2.39m x 3.72m (7.8ft x 12.2ft)

a brand new fitted kitchen with fitted wall and base units, breakfast bar, integrated appliances including washing machine, dishwasher, fridge and freezer, tiled splash backs, laminate flooring and uPVC rear entrance door

## Bathroom

2.19m x 1.94m (7.2ft x 6.4ft)

3 piece suite comprising of panelled bath with shower over and mixer taps with shower head, pedestal wash hand basin and low level WC. There are tiled splash backs, radiator extractor fan and double glazed window to side aspect.

## Landing

1.78m x 2.63m (5.8ft x 8.6ft)

roof void access and cupboard

## Bedroom 1

3.41m x 3.82m (11.2ft x 12.5ft)

solid wood floor, double glazed window to front, radiator and fitted wardrobe.

## Bedroom 2

3.45m x 2.35m (11.3ft x 7.7ft)

solid wood floor, double glazed window to rear, radiator and cupboard housing gas boiler.

## Bedroom 3

3.48m x 2.31m (11.4ft x 7.6ft)

solid wood floor, double glazed window to rear aspect and radiator.

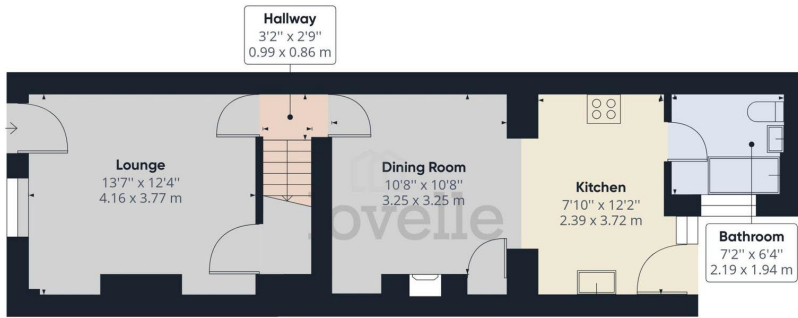
## Gardens

The rear garden is attractively landscaped and is mostly laid to lawn, well stocked with a variety of plants and shrubs. There is also a decked area and a range of brick built outbuildings providing great storage with an outdoor tap.

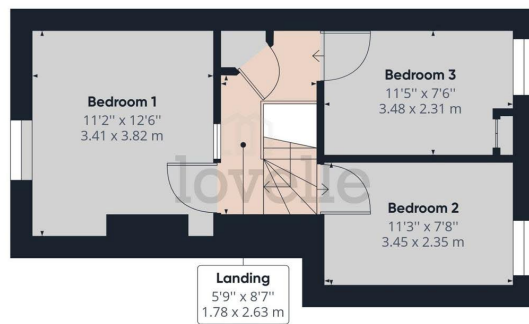
## Agents Notes

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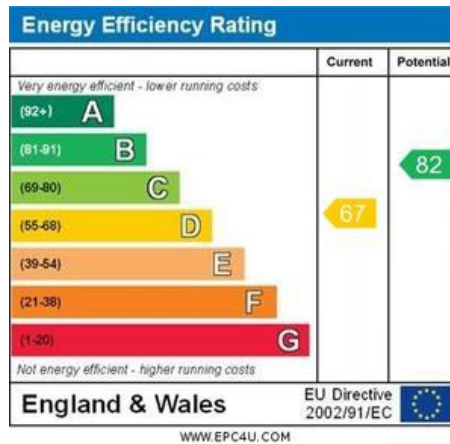
Ground Floor



Approximate total area<sup>(1)</sup>  
835.77 ft<sup>2</sup>  
77.65 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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