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Lime Walk, Market Rasen



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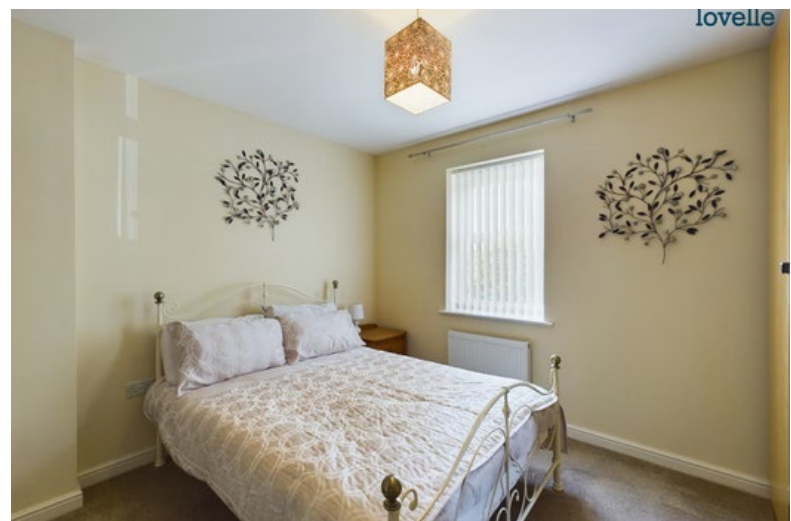
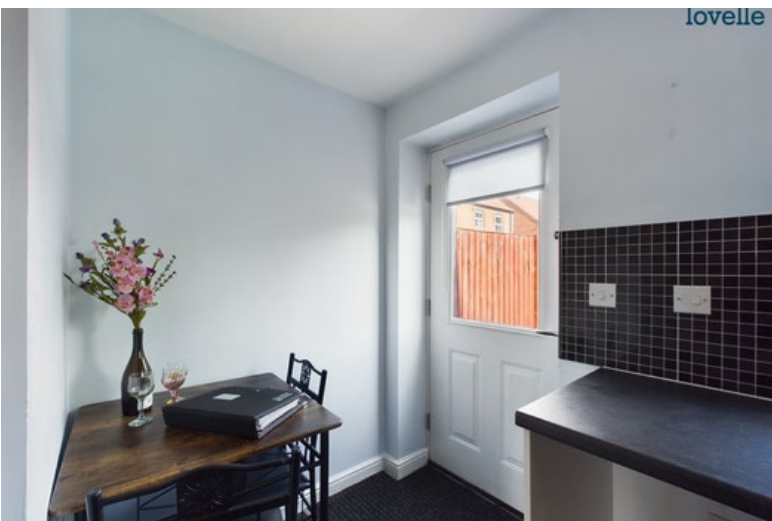
£142,500



MODERN 2 BEDROOM TERRACED HOUSE Popular residential position. We are pleased to offer for sale this immaculately presented property. Comprising Lounge, WC / cloakroom, kitchen diner, 2 bedrooms & family bathroom. Gardens & Allocated Parking.
NO ONWARD CHAIN

Key Features

- Modern Terraced House
- Popular Residential Location
- Immaculately Presented
- Lounge, Kitchen Diner, WC
- 2 Bedrooms & Bathroom
- Low Maintenance Gardens
- EPC rating C
- 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 town 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 Diner

3.57m x 4.83m (11'8" x 15'10")

Double glazed entrance door, double glazed window to front aspect, 2 radiators, stairs to first floor accommodation and understair storage.

Kitchen

2.62m x 3.17m (8'7" x 10'5")

A range of fitted wall and base units, space and plumbing for washing machine, space for under counter fridge, electric oven, 4 ring gas hob, stainless steel sink unit, tiled splash backs, vinyl flooring, double glazed window to rear aspect and double glazed rear entrance door.

WC

0.96m x 1.59m (3'1" x 5'2")

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

Landing

1.11m x 2.83m (3'7" x 9'4")

Roof void access and storage cupboard housing gas boiler

Bedroom 1

3.56m x 3.21m (11'8" x 10'6")

Double glazed window to front aspect, fitted bedroom unit and radiator

Bedroom 2

3.6m x 1.91m (11'10" x 6'4")

Double glazed window to rear aspect and radiator

Bathroom

1.56m x 2.68m (5'1" x 8'10")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, tiled splash backs, vinyl flooring and radiator

Gardens

The property benefits from gardens to both front and rear. The front garden is laid to gravel with paved path to the front entrance door. The rear gardens is mostly laid to artificial lawn with paved patio area and timber shed.

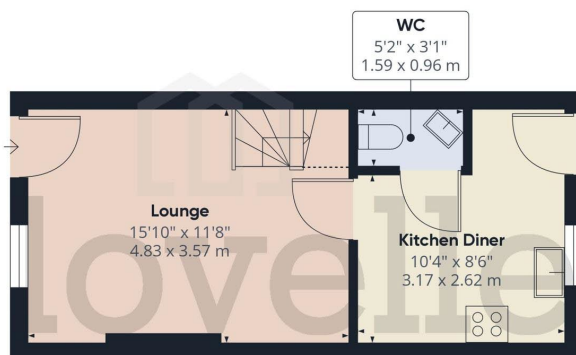
Parking

The property has 2 allocated parking spaces to the front of the property.

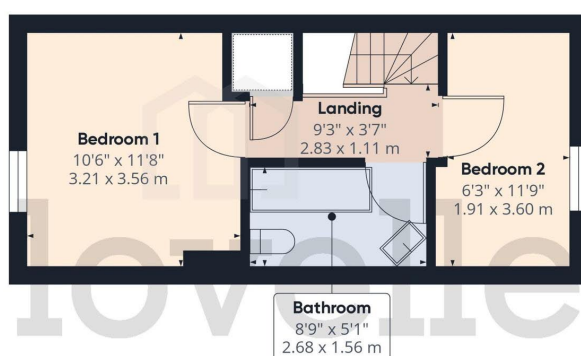
Agents Notes

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor



Approximate total area⁽¹⁾

585.02 ft²
54.35 m²

Reduced headroom

6.89 ft²
0.64 m²

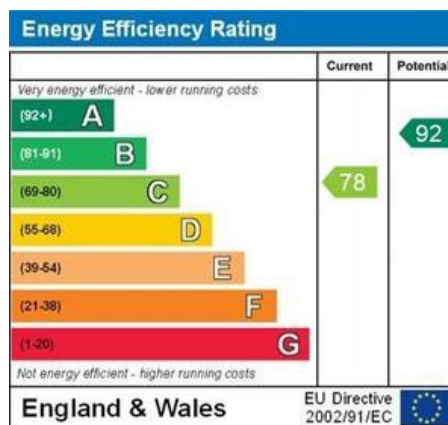
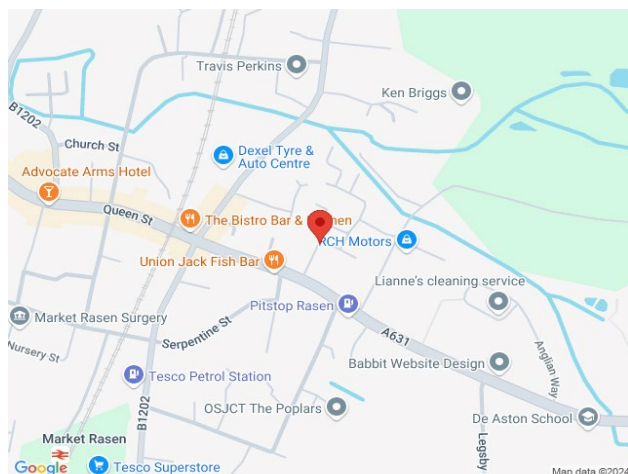
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.



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