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Prospect Place, Market Rasen



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£125,000



**RENOVATION PROJECT!** This offers an exciting opportunity to create your ideal home. The property offers spacious accommodation, a range of outbuildings and a double garage with extensive gardens. **POTENTIAL BUILDING PLOT** (subject to planning) **NO ONWARD CHAIN**

#### Key Features

- Renovation Project
- Lots of Potential
- Popular Location
- Close to Local Amenities
- 2 Reception Rooms, 3 Bedrooms
- Extensive Gardens
- EPC rating D
- Tenure: Freehold





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This charming three-bedroom end terrace house offers an excellent opportunity for buyers looking to put their personal stamp on a home. Situated in a popular residential area, the property features spacious rooms and a large garden, outbuildings and double garage but requires full modernisation throughout.

The ground floor comprises a generously sized reception rooms with original fireplaces, a separate dining room, and a kitchen with ample space for a redesign to create a more contemporary layout. Upstairs, there are three well-proportioned bedrooms and a family bathroom, all offering potential for refurbishment.

The property would greatly benefit from updates to the windows, central heating, kitchen, bathroom, and flooring. The garden at the rear is expansive and offers excellent potential for landscaping, even extending the property, or a potential building plot subject to planning permission.

Ideal for those seeking a project, this house has the potential to be transformed into a stylish, modern family home in a popular location. Close to local amenities, schools, and transport links, it is perfect for buyers with vision and creativity.

### 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.

### Entrance Hall

1.51m x 1.54m (5'0" x 5'1")

### Lounge

4m x 3.62m (13'1" x 11'11")

### Dining Room

3.94m x 3.99m (12'11" x 13'1")

### Kitchen

3.84m x 3.26m (12'7" x 10'8")

### Utility Room

2.8m x 3.12m (9'2" x 10'2")

### Landing

1.31m x 1.26m (4'4" x 4'1")

### Bedroom 1

3.98m x 3.19m (13'1" x 10'6")

### Bedroom 2

3.98m x 3.55m (13'1" x 11'7")

### Bedroom 3

3.86m x 3.91m (12'8" x 12'10")

### Bathroom

2.37m x 3.13m (7'10" x 10'4")

### Notes

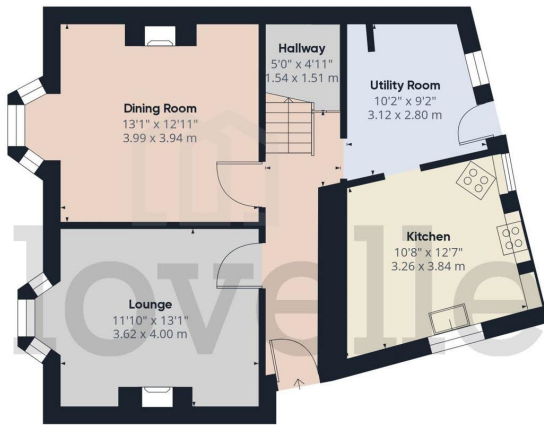
the property will be subject to a public notice.

### Agents Notes

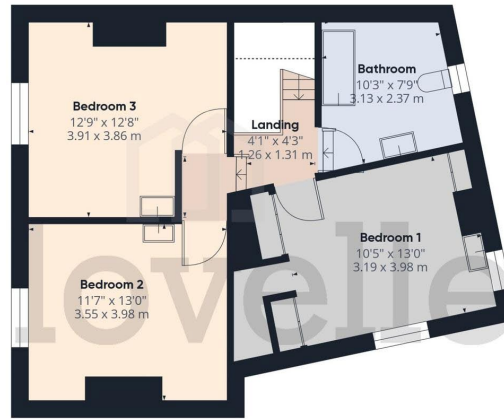
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Ground Floor



Floor 1

**Approximate total area<sup>®</sup>**  
 1205.78 ft<sup>2</sup>  
 112.02 m<sup>2</sup>

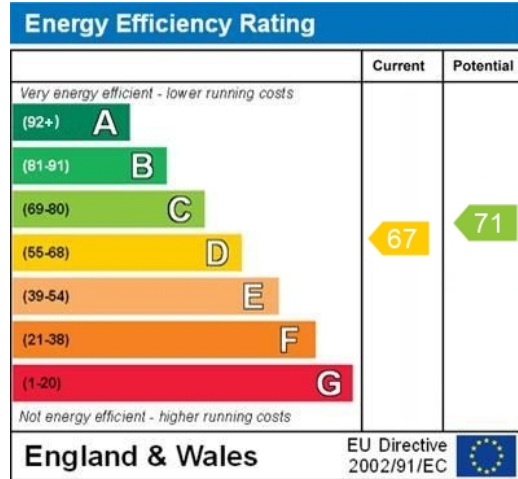
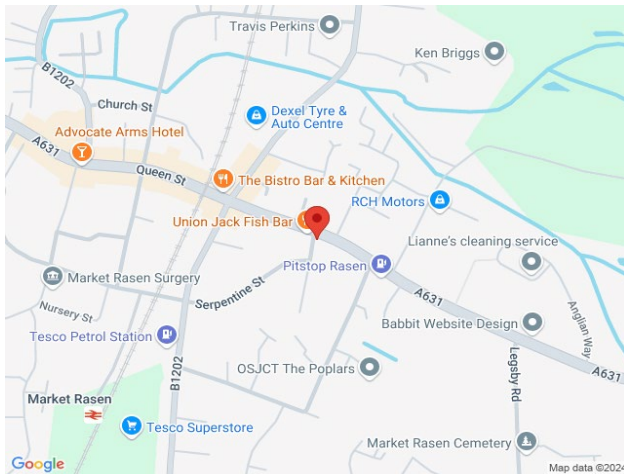
**Reduced headroom**  
 232.61 ft<sup>2</sup>  
 2.01 m<sup>2</sup>

(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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