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Peatfields Row, Market Rasen



When it comes to
property it must be


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£140,000



DELIGHTFUL TERRACED COTTAGE, Town Centre Location, walking distance to amenities. SPACIOUS & WELL PRESENTED throughout comprising entrance hall, lounge, kitchen diner, WC, 2 DOUBLE BEDROOMS, bathroom. ALLOCATED PARKING. VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- Spacious Terraced Cottage
- Well Presented Throughout
- Town Centre Location
- Close to Local Amenities
- Entrance Hall, Lounge, Kitchen, WC
- 2 Double Bedrooms & Bathroom
- EPC rating D
- 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

1.77m x 2.14m (5'10" x 7'0")

composite front entrance door, electric heater and stairs to first floor accommodation

Lounge

5.42m x 2.75m (17'10" x 9'0")

dual aspect double glazed windows to front and rear aspects and electric heater

Kitchen Diner

3.56m x 2.05m (11'8" x 6'8")

a range of fitted wall and base units, electric oven, 4 ring electric hob, space and plumbing for washing machine, sink unit, space for fridge freezer, electric heater, tiled splash backs, tiled flooring, storage cupboard and double glazed window to rear aspect

WC / Cloakroom

2.68m x 0.87m (8'10" x 2'11")

low level WC, pedestal hand wash basin, tiled splash backs and tiled flooring

Landing

2.69m x 1.47m (8'10" x 4'10")

double glazed window to front aspect and roof void access

Bedroom 1

3.82m x 2.96m (12'6" x 9'8")

double glazed window to rear aspect and electric heater

Bedroom 2

2.68m x 2.93m (8'10" x 9'7")

double glazed window to rear aspect and electric heater

Bathroom

1.59m x 2.43m (5'2" x 8'0")

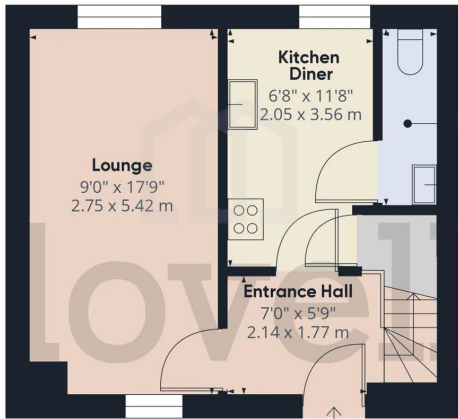
3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with electric shower over, splash backs, vinyl flooring, heated towel rail and storage cupboard also housing hot water cylinder

Allocated Parking

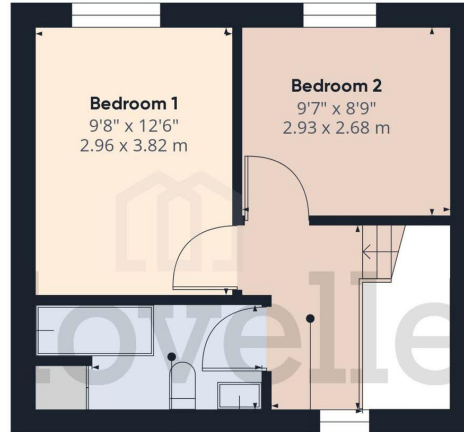
allocated parking to the front of the property

Agents Notes

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Ground Floor

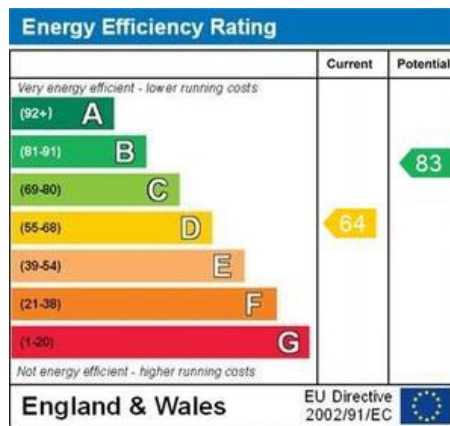
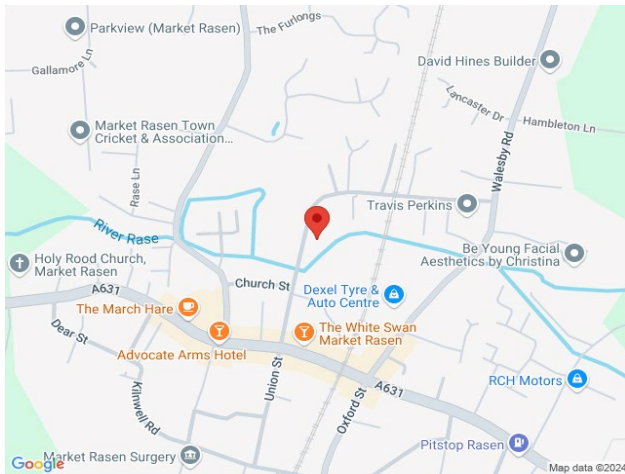


Floor 1

Approximate total area¹⁾
628.28 ft²
58.37 m²

(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. Calculations are based on RICS IPMS 3C standard.



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