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Lime Walk, Market Rasen



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property it must be


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£142,000



MODERN 2 BEDROOM SEMI Popular residential position. We are pleased to offer for sale this excellent semi-detached house. Lounge Diner, WC / cloakroom, kitchen, 2 bedrooms & family bathroom. Gardens & Allocated Parking. **PERFECT INVESTMENT OR FIRST TIME BUY - NO ONWARD CHAIN**

Key Features

- Semi Detached House
- Popular Residential Location
- Modern Accommodation
- Well Presented Throughout
- Lounge Diner, Kitchen, WC
- 2 Bedrooms, Bathroom
- EPC rating B
- Tenure: Freehold





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.

Lounge Diner

3.58m x 4.84m (11'8" x 15'11")

double glazed entrance door, double glazed window to front aspect, 2 radiators, stairs to first floor accommodation with fitted storage under

Kitchen

2.58m x 3.15m (8'6" x 10'4")

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

WC / Cloakroom

0.94m x 1.62m (3'1" x 5'4")

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

Landing

1.04m x 2.8m (3'5" x 9'2")

airing cupboard housing wall mounted boiler and roof void access

Bedroom 1

3.53m x 3.19m (11'7" x 10'6")

double glazed window to front aspect and radiator

Bedroom 2

3.56m x 1.92m (11'8" x 6'4")

double glazed window to rear aspect and radiator

Bathroom

1.57m x 2.65m (5'2" x 8'8")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with mains shower unit over, tiled splash backs, vinyl flooring, radiator and double glazed window to side aspect

Gardens

The rear garden is fully enclosed by timber fencing mostly laid to lawn with paved patio area and timber shed. To the front there is a small garden which is mostly planted shrubs and a pathway leading to the front entrance door.

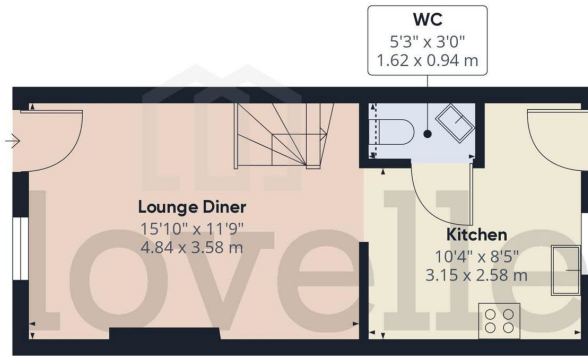
Allocated Parking

The property benefits from an allocated parking space to the rear of the property.

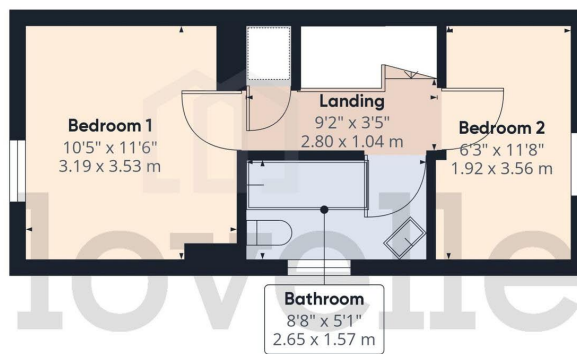
Agents Notes

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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⁾

575.88 ft²
53.5 m²

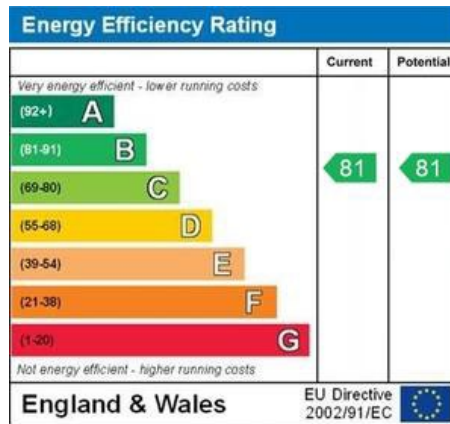
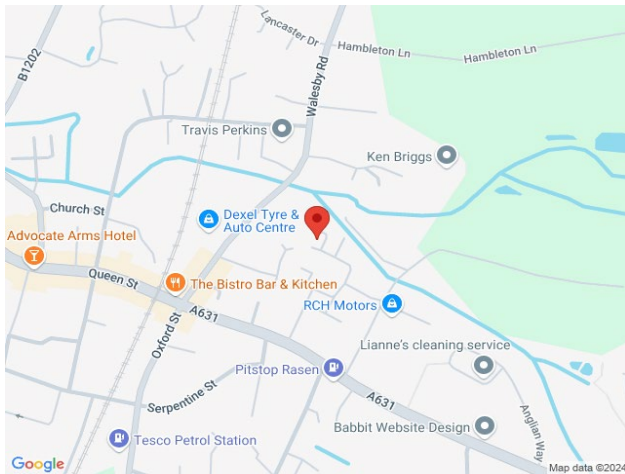
Reduced headroom

8.83 ft²
0.08 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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