



32, Prospect Place

| Market Rasen | LN8 3AS

Asking Price £225,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

# 32

Prospect Place |

Market Rasen | LN8 3AS

Asking Price £225,000

The property briefly comprises Entrance Hall with Cloakroom, Dining Kitchen with attractive kitchen units, rear Lounge with French doors to garden, Shower Room, 3 Bedrooms, 2 of which with quality fitted wardrobes, family Bathroom with bath and separate walk-in shower. There is parking to the front for two vehicles and enclosed landscaped rear garden. We highly recommend inspection of this property to appreciate the accommodation provided

- Modern Detached House
- Bathroom & En Suite
- Off Road Parking
- Upvc Double Glazing/Gas C.H.
- Dining Kitchen
- 3 Bedrooms
- Enclosed Rear Garden
- Central Location.

### GENERAL DESCRIPTION

This is a most attractively presented modern detached house situated centrally for Market Rasen, yet in a cul de sac location, being one of only two built. The property briefly comprises Entrance Hall with Cloakroom, Dining Kitchen with attractive kitchen units, rear Lounge with French doors to garden, Shower Room, 3 Bedrooms, 2 of which with quality fitted wardrobes, family Bathroom with bath and separate walk-in shower. The property is provided with upvc double glazing, gas fired central heating system, parking to the front for two vehicles and enclosed landscaped rear garden. We highly recommend inspection of this property to appreciate the accommodation provided

### ACCOMMODATION

#### ENTRANCE HALL

With contemporary style entrance door, radiator, laminate flooring, stairs to first floor level and having





### CLOAKROOM

with floor tiling, corner pedestal hand wash basin, low level WC and extractor

### DINING KITCHEN

14'8" x 12'8" (4.47 x 3.86)

into walk-in bay window to front, having tiled floor, plumbing for both dish washer and washing machine, down lighters to ceiling, attractive contemporary range of wall and base units, incorporating integrated double oven with grill, gas hob with extractor over and glass splash back and with 1 1/2 bowl sink unit having mixer tap, radiator, space for tumble dryer

### LOUNGE

19'8" x 13'2" (5.99 x 4.01)

narrowing to 6'4" into door access, with window to rear elevation, French doors to rear garden, 2 radiators

### FIRST FLOOR LANDING

with window to side, radiator, access to roof area via drop down ladder.

### BEDROOM ONE

12'9" x 10'3" (3.89 x 3.12)

with window to front, radiator, range of quality fitted Sharps wardrobes and storage units to one wall.

### EN SUITE SHOWER ROOM

With walk in tiled and glazed shower cubicle with mains shower, small vanity hand wash basin, chrome vertical heated towel rail, radiator, tiled floor and extractor

### BEDROOM 2

10'3" x 7'5" (3.12 x 2.26)

Having two skylight windows with fitted blinds, fitted Sharps wardrobes to one wall and radiator.

### BEDROOM 3

12'0" x 9'0" (3.66 x 2.74)

to include stairwell, with window to front and radiator

### BATHROOM

Having two skylight windows, tiling to floor and part tiled walls, vertical chrome heated towel rail, white suite of panel bath, vanity unit incorporating low level WC and hand wash basin, with benefit of walk-in tiled and glazed shower cubicle with mains shower unit, spot lights to ceiling

### OUTSIDE

The property is approached over gravel and block paved driveway providing access to the front of the property, where two parking spaces can be found. Pedestrian access then available to the side of the property to an enclosed, landscaped rear garden with formal lawn, variety of shrubs, ornamental plants. fencing to boundaries, arbour, garden shed, pond and water feature.



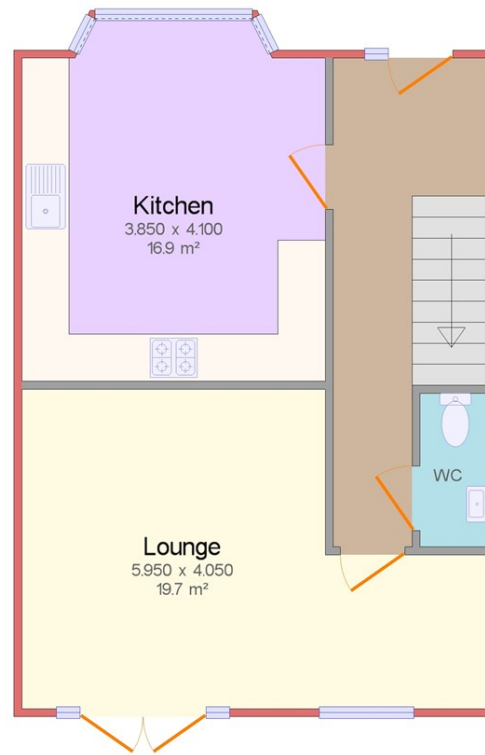


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

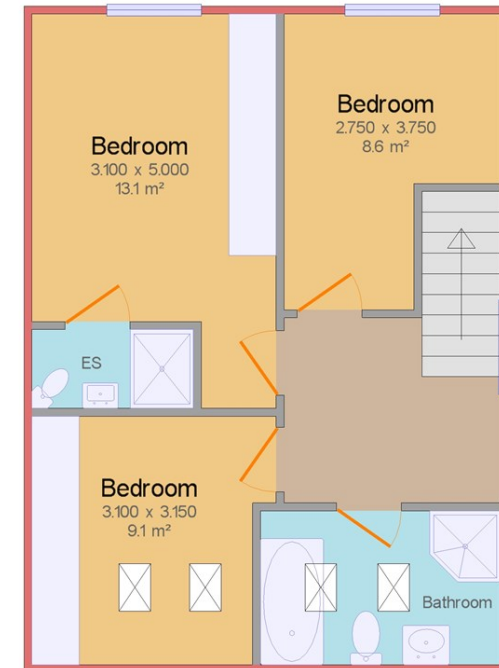
### Ground Floor

Gross internal area: 50.2 m<sup>2</sup> (540.5 ft<sup>2</sup>)



### First Floor

Gross internal area: 49.1 m<sup>2</sup> (528.4 ft<sup>2</sup>)



Drawings are for illustrative purposes only.  
Produced using Quick Sketch 3.17.2w

**Perkins George Mawer & Co**  
Corn Exchange Chambers  
Queen Street  
Market Rasen  
Lincolnshire  
LN8 3EH

01673 843011  
info@perkinsgeorgemawer.co.uk  
www.perkinsgeorgemawer.co.uk

Agents Note:  
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.