



34, Dear Street

| Market Rasen | LN8 3BH

£80,000



Perkins George Mawer & Co.

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



# 34

Dear Street |

Market Rasen | LN8 3BH

£80,000

Mid Terraced Home within walking distance of Market Rasen Town Centre, which has shopping for all your everyday conveniences plus pubs and restaurants.

This Two Bedroom House is offered For Sale with No Chain and has accommodation which comprises; Living Room, Kitchen/Breakfast Room. One Double and One Single Bedroom and a Bathroom. outside there is a Small Courtyard and Brick Built Store.

- Walking Distance to Town
- Gas Radiator Heating
- Kitchen/Breakfast Room
- Bathroom
- uPVC Double Glazing
- Nice Sized Living Room
- Double & Single Bedroom
- No Chain

### Living Room

12'0 x 9'11 (3.66m x 3.02m)

Approached via half double glazed entrance door. Open fire. Double radiator. Archway to:-

### Kitchen/Breakfast Room

11'1 x 11'2 (3.38m x 3.40m)

Beech effect wall and base units. Roll top work-surface with inset single drainer stainless steel sink top. Built-in electric oven and gas hob. Black tiled splash-backs. Window to rear. Half double glazed door to rear courtyard. Double radiator. Stairs to First Floor.





### Landing

Doors off. Gas combi boiler.

### Bedroom One

12'0 x 9'10 (3.66m x 3.00m)

Window to front. Double radiator. Access to loft.

### Single Bedroom/Study

7'8 x 4'3 (2.34m x 1.30m)

Window to rear.

### Bathroom

White suite of panelled bath with mixer/shower tap attachment. Pedestal wash basin. Low level w.c. Tiled splash-backs. Window to rear. Double radiator.

### Rear Courtyard

Brick built store.

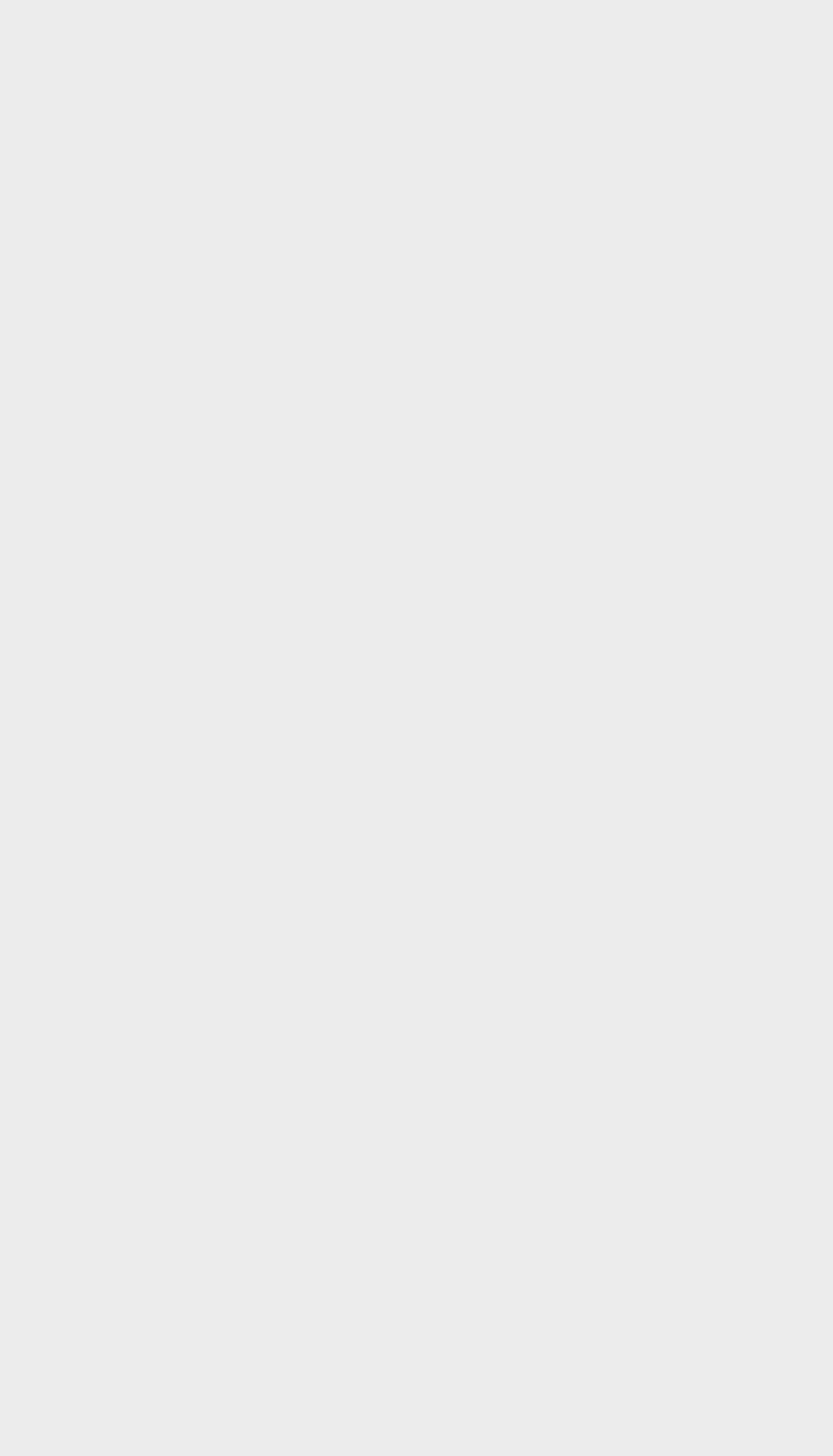
### Additional Information

EPC: T.B.C.

Tenure: Freehold



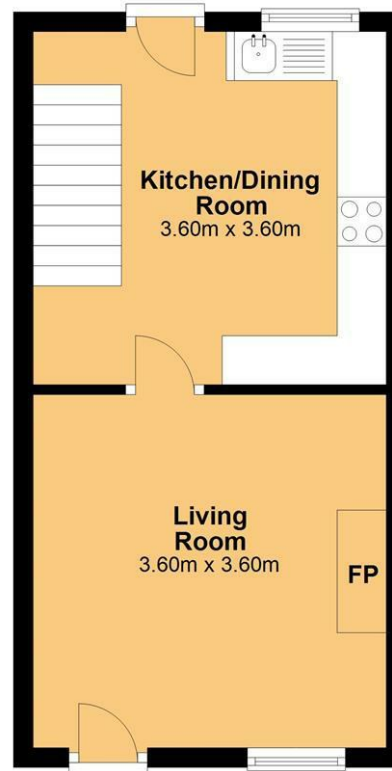






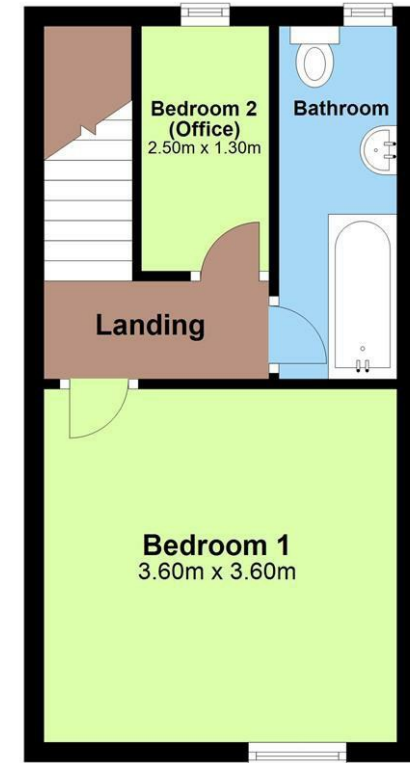
## Ground Floor

Approx. 26.3 sq. metres



## First Floor

Approx. 26.3 sq. metres



Total area: approx. 52.6 sq. metres

Floor Plan is for illustration purposes only: Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproperty.net)  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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	

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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.