18, Riverside

| Market Rasen | LN8 3ST

£750 PCM

Perkins George Mawer & Co.

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

18

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GOOD LOCATION! Positioned in the popular area of Riverside, Market Rasen, this delightful end terrace house presents an excellent opportunity for those seeking a modern and comfortable home. With two well-proportioned bedrooms, family bathroom, modern kitchen, cloakroom and a spacious living room, this property is perfect for small families, couples, or individuals.

The house has recently been painted, giving it a fresh and inviting atmosphere. The good-sized living room offers ample space for relaxation and entertaining, making it a wonderful place to unwind after a long day. The modern design of the property ensures that it meets the needs of contemporary living, providing both style and functionality.

Conveniently located close to the town centre, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and restaurants. Additionally, the famous Market Rasen Race Course is just a stone's throw away, offering exciting events and a vibrant community spirit.

This property is an ideal choice for those who appreciate modern living in a friendly neighbourhood. With its appealing features and prime location, it is sure to attract interest from a range of potential renters. Do not miss the chance to make this lovely house your new home.

Main Entrance

Via galvanised steel main entrance door with twin glazed panels leading into lounge/diner.

Lounge/diner

16'0" x 12'0" (4.88 x 3.66)

Upvc double glazed window to the front elevation, magnolia painted walls, telephone and television points, twin central ceiling lights, staircase leading to the first floor accommodation with open storage below, beige carpeting, central heating radiator, open archway through to the kitchen.

Kitchen

12'0" x 10'0" (3.66 x 3.05)

Upvc double glazed window to the rear elevation, galvanised steel door leading to the rear garden, fitted with a modern range of high sheen cream wall base and drawer units with complementary grey working surfaces above incorporating a stainless steel 1 ½ bowl sink unit and drainer with mixer tap, integrated stainless steel electric oven with 4 gas burner hob having extractor canopy above, plumbing for automatic washing machine, tile effect flooring, part ting to the walls.

Cloak room

White low level flush wc with matching corner wash hand basin, wall mounted mirror, splash back grey tiling, magnolia painted walls, central heating radiator, extractor fan, fitted towel ring and toilet roll holder, tile effect flooring.

Staircase and landing

Built in storage cupboard housing the combination boiler unit, loft access, magnolia painted walls, beige carpeting, smoke alarm.

Bedroom one

11'0" x 12'0" (3.35 x 3.66)

Upvc double glazed window to the front elevation, central heating radiator, magnolia painted walls, beige carpeting.

Bedroom two

12'0" x 7'0" (3.66 x 2.13)

Upvc double glazed window to the rear elevation, central heating radiator, magnolia painted walls, beige carpeting.

Bathroom

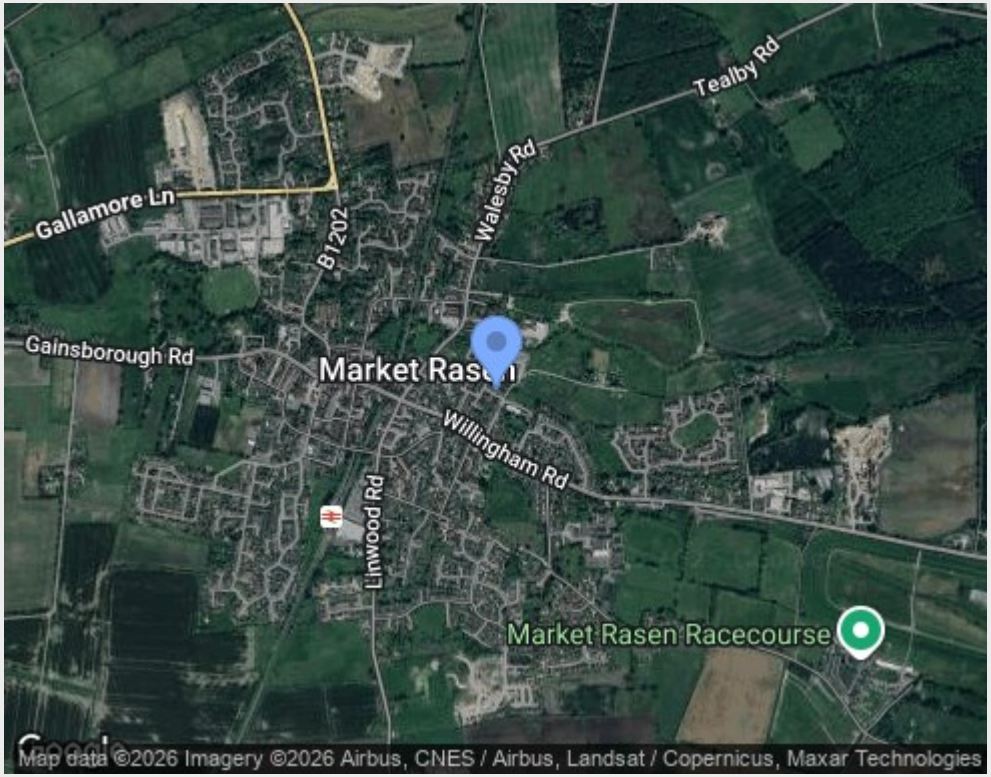
Upvc double glazed window to the rear elevation, central heating radiator, white suite having chrome fittings including bath with shower above, low level flush wc, wash hand basin, part tiling to the walls, extractor fan, shaver point, magnolia painted walls, wall mounted medicine cabinet, tile effect flooring.

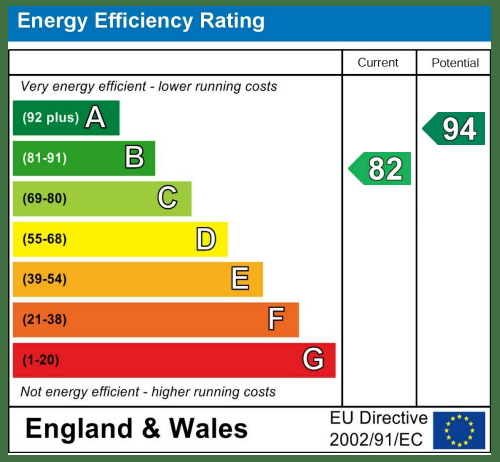
Front elevation

Open plan front garden having a selection of planted shrubs and bushes, paved pathway leading to the main entrance and the rear side gate.

Rear garden

Screen fencing to the rear and side elevations, single door timber garden shed, gravel and paving to the rear garden having well stocked flower and shrub borders.





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.