



29, Waterloo Street

| Market Rasen | LN8 3EP

£675 PCM



Perkins George Mawer & Co.  
Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

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CHARMING! Perfectly positioned in a central location, this delightful terraced house offers a wonderful blend of comfort, character and convenience. Step inside from the street and you're welcomed into a cosy, inviting living room — an ideal space to relax and unwind.

To the rear of the property is a generously sized, modern kitchen diner, thoughtfully designed as a sociable hub for everyday living, family meals and entertaining. A contemporary ground-floor bathroom adds extra practicality and convenience.

Upstairs, the home continues to impress with two well-proportioned bedrooms, each offering comfortable and versatile living space.

One of the standout features of this property is its excellent layout, which makes the most of every inch and creates a warm, welcoming atmosphere throughout. The kitchen diner truly is the heart of the home, perfectly suited to modern living.

Outside, a large garden provides a peaceful retreat — ideal for outdoor dining, gardening, or simply enjoying the fresh air. The gentle sound of the nearby River Rase enhances the tranquil setting, making this a lovely spot for those who appreciate nature.

The property also benefits from allocated parking for one vehicle, offering added peace of mind. This charming home is ideally suited to first-time renters or small families looking for a comfortable and well-located place to call home.

**Location**  
The property is situated in walking distance of Market Rasen town, which provides shopping and banking facilities, schooling to include De Aston Comprehensive School and a primary school. Lincolnshire's only racecourse, golf club and a railway link to mainline stations.





## Directions

From the Agent's offices turn left onto Queen Street, take the first left onto George Street - the property is found on the right hand side after the junction for Church Street.

## Main Entrance

Via Part glazed Upvc door leading in to the lounge.

## Lounge

12'02" x 11'04" (3.71 x 3.45)

Upvc double glazed window to the front elevation, built in storage cupboard housing the electricity meter, grey painted walls, central heating radiator, television and telephone points, chrome spot lighting to the ceiling, grey floor tiling, glazed door leading through to the kitchen/diner.

## Open Plan/Kitchen Diner

22'0" x 12'0" max (6.71 x 3.66 max)

Part glazed Upvc door leading to the rear elevation, Upvc double glazed window over looking the rear garden, fitted with a modern range of cream high sheen wall base and drawer units with inset stainless steel sink unit and drainer with mixer having complementary block wood effect working surfaces above incorporating stainless steel oven and hob with extractor canopy above, black high sheen splash back, part tiling to the walls in cream high sheen brick effect, plumbing for automatic washing machine, chrome spot lighting to the ceiling, wall mounted combination boiler unit, grey floor tiling, grey painted walls, door leading to bathroom. Dining Area having grey painted walls, open under stairs storage area, under stairs storage cupboard, central heating radiator, chrome spot lighting to the ceiling, smoke alarm, staircase leading to the first floor accommodation



## Bathroom

Upvc double glazed window to the rear elevation, modern white suite with chrome fittings comprising bath (smaller than average) with chrome shower head and hose above, glazed shower screen, pedestal wash hand basin, low level flush wc, part tiling to the walls in beige, chrome combination central heating radiator and towel rail, grey painted walls, chrome spot lighting to the ceiling, grey floor tiling with matching bath panel.

## Staircase and landing

Upvc double glazed window to the rear elevation, new brown carpeting, chrome spot lighting to the ceiling, grey painted walls, smoke alarm, doors to both bedrooms.

## Bedroom one

12'0" x 12'0" max (3.66 x 3.66 max)

Upvc double glazed window to the front elevation, light blue and green painted walls, central heating radiator, new brown carpeting, loft access, spot lighting to the ceiling, television point.

## Bedroom two

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

Upvc double glazed window to the rear elevation, (part restricted head height) central heating radiator, lemon painted walls, new brown carpeting, television point, spot lighting to the ceiling.

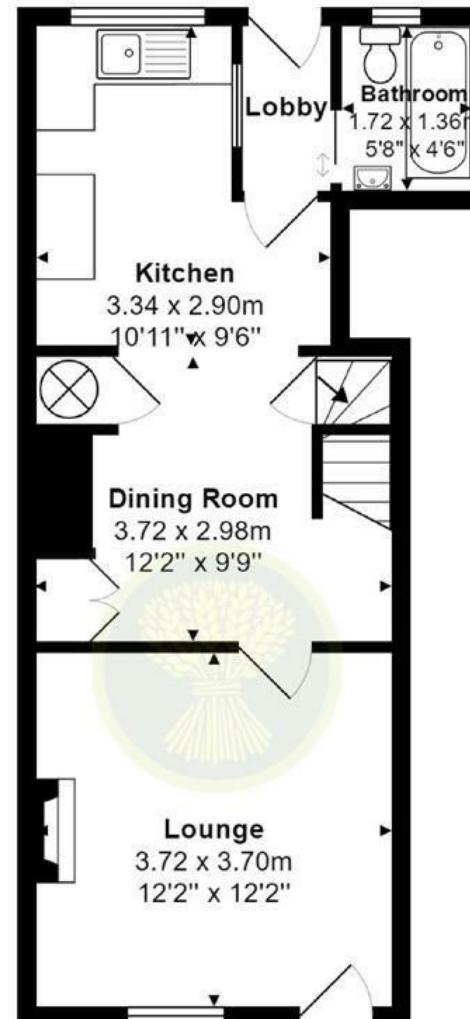
## Outside

The enclosed rear garden mainly laid to lawn and large patio area, large timber shed at the bottom of garden.

A shared passageway to the rear of the property. Right of way to No 28.

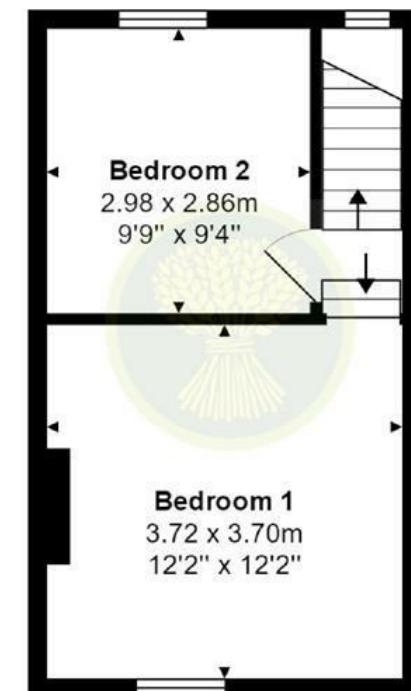
Parking space available with this property in neighbouring car park.

Total Approx. Area: 63.8 m<sup>2</sup> ... 687 ft<sup>2</sup>



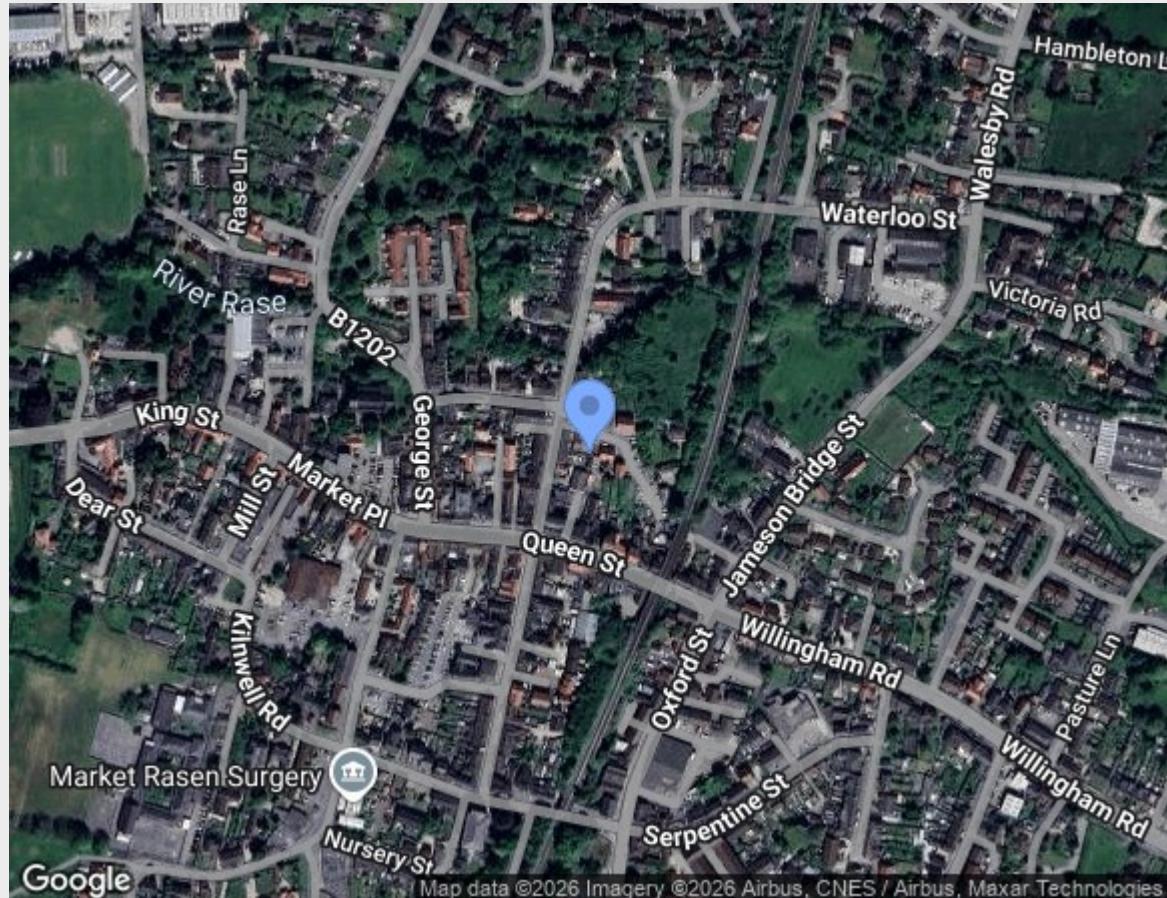
**Ground Floor**  
Approx. Area: 38.5 m<sup>2</sup> ... 414 ft<sup>2</sup>

Links2Lincs floor plans are for guide use only and should not be relied upon for decision making information or dimensions and layout accuracy.



**First Floor**  
Approx. Area: 25.3 m<sup>2</sup> ... 272 ft<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.