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Union Street, Market Rasen



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£108,000



EXCITING PROJECT WITH LOTS OF POTENTIAL, Spacious Terraced house in a town centre location being close to local amenities, offering entrance porch, lounge, kitchen diner, ground floor bathroom, 4 bedrooms, dressing room and GARDEN to rear.  
NO ONWARD CHAIN.

#### Key Features

- Excting Project with lots of Potential
- Spacious Terraced House
- Town Centre Location
- Close to Local Amenities
- In Need of Modernisation
- Porch, Lounge, Kitchen Diner
- EPC rating E
- Tenure: Freehold





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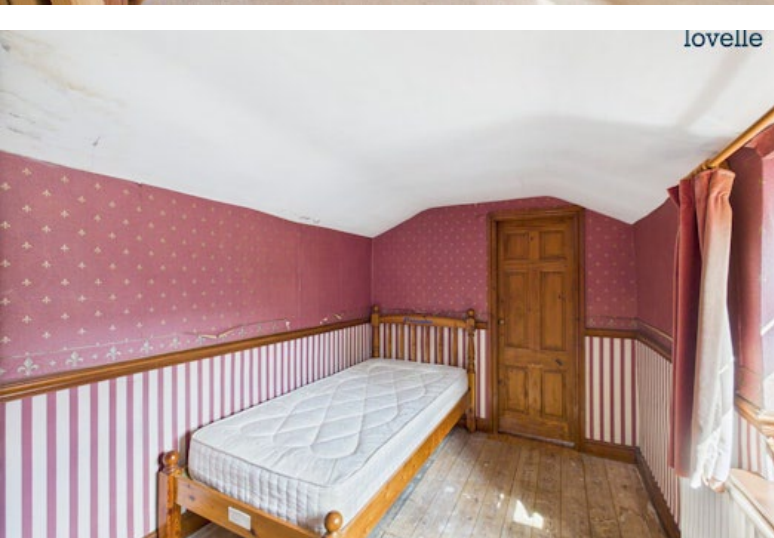
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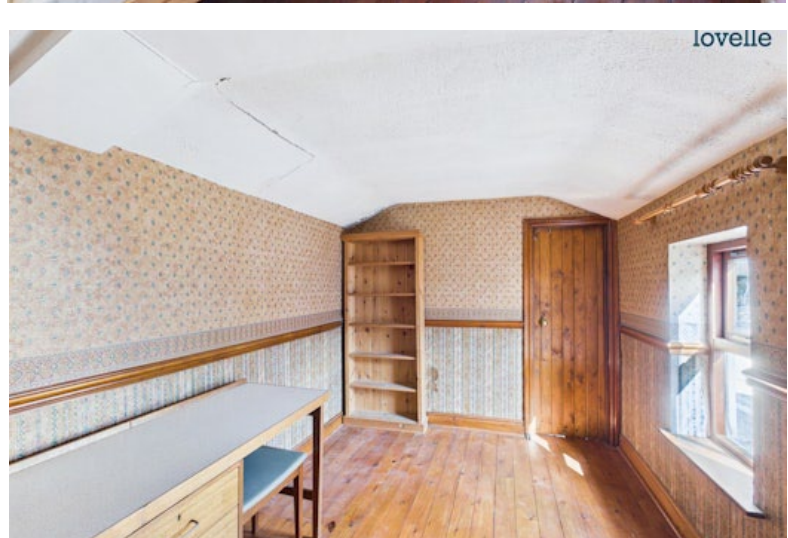
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## Situation

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.

## Entrance Porch

1.07m x 1.09m (3'6" x 3'7")

glazed entrance door

## Lounge Diner

7.44m x 3.66m (24'5" x 12'0")

glazed window to front aspect and feature fireplace

## Kitchen Diner

5.54m x 3.59m (18'2" x 11'10")

a range of fitted wall and base units, space for cooker, stainless steel sink unit, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, radiator, tiled splash backs, vinyl flooring, uPVC entrance door, stairs to first floor accommodation and storage under

## Rear Hall

0.67m x 2.2m (2'2" x 7'2")

## Ground Floor Bathroom

2.75m x 1.73m (9'0" x 5'8")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with mixer shower over, tiled splash backs, window to side aspect, storage cupboard and airing cupboard housing hot water cylinder

## Landing

2.66m x 0.84m (8'8" x 2'10")

roof void access

## Bedroom 1

3.73m x 3.77m (12'2" x 12'5")

double glazed window to front aspect and radiator

## Bedroom 2

3.7m x 2.77m (12'1" x 9'1")

double glazed window to rear aspect, radiator and wood flooring

### Bedroom 3

3.22m x 2.26m (10'7" x 7'5")

double glazed window to side aspect and radiator

### Bedroom 4

3.06m x 2.34m (10'0" x 7'8")

glazed window to side aspect and wood flooring

### Dressing Room

2.93m x 2.28m (9'7" x 7'6")

glazed window to side aspect and storage cupboard

### Garden

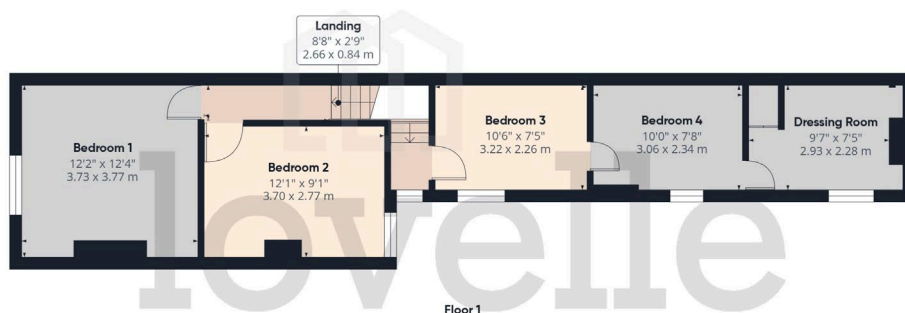
courtyard style garden to rear with planted borders and metal shed

### 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.





Approximate total area<sup>(1)</sup>

1105 ft<sup>2</sup>  
102.6 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>  
0.2 m<sup>2</sup>

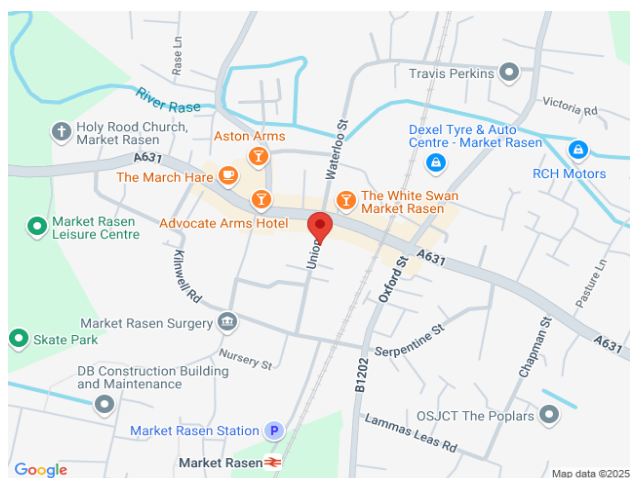
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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