



1 Peak Mews, King Street

Market Rasen, LN8 3BB



Book a Viewing!

£115,000

A unique and characterful Grade II Listed property situated in the heart of Market Rasen, within easy walking distance of the town centre amenities and railway station. Thoughtfully decorated throughout, the property has recently benefited from extensive internal decorating work, while the exterior has also been completely repainted by the current vendor, presenting an appealing opportunity for a new owner. The accommodation comprises a kitchen/dining room, living room, first floor bedroom and bathroom. The property also benefits from a parking space, adding valuable convenience to its central location. With its distinctive character and position close to local amenities and transport links, 1 Peak Mews may appeal to first time buyers, those seeking a conveniently located home, or purchasers exploring the potential for an Airbnb or holiday let, subject to any necessary consents, permissions and applicable requirements.





LOCATION

Market Rasen is a thriving market town situated on the edge of the Lincolnshire Wolds with the added benefit of the train station and bus services providing regular links to larger towns and city networks. The town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guesthouses, public houses, library, healthcare providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').

ACCOMMODATION

KITCHEN/DINER

9' 4" x 13' 2" (2.84m x 4.01m) With vinyl flooring, electric storage heater, window with secondary glazing to the rear elevation, fitted with a range of wall and base units, sink with drainer, space for a freestanding cooker, electric hob with extractor fan over, pantry recess area with space for freezer and cloaks, external door provides access to the rear and an internal door leads through to the living room.



LIVING ROOM

10' 6" x 14' 9" (3.2m x 4.5m) With electric storage heaters, window with secondary glazing to the front elevation, feature fireplace with ornate surround and stairs rising to the first floor.

BEDROOM

12' 7" x 14' 9" (3.84m x 4.5m) With electric storage heater, window with secondary glazing to the front elevation, built-in wardrobe space, an airing cupboard housing the hot water cylinder and a further storage cupboard.

BATHROOM

10' 10" x 10' (3.3m x 3.05m) Fitted with a bath with dual taps, low level WC and wash hand basin, electric towel radiator and uPVC double glazed window to the rear elevation.



OUTSIDE AND PARKING

The property benefits from a parking space, a valuable feature given its central town location. The exterior has recently been completely repainted by the current vendor, complementing the internal decorating work carried out in preparation for the sale.

GRADE II LISTED

The property is Grade II Listed, and prospective purchasers should make their own enquiries regarding any obligations or restrictions associated with listed building status.

HOLIDAY LET POTENTIAL

Given its central location, proximity to the railway station and distinctive character, the property may offer potential for use as an Airbnb or holiday let. Any proposed use would be subject to the necessary permissions, consents, insurance, regulatory requirements and any applicable restrictions. Prospective purchasers should make their own enquiries to establish suitability.

NOTE

The vendor has advised that the property's contents are negotiable. Furniture may also be available by separate negotiation, further details can be discussed with the selling agent.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – F.

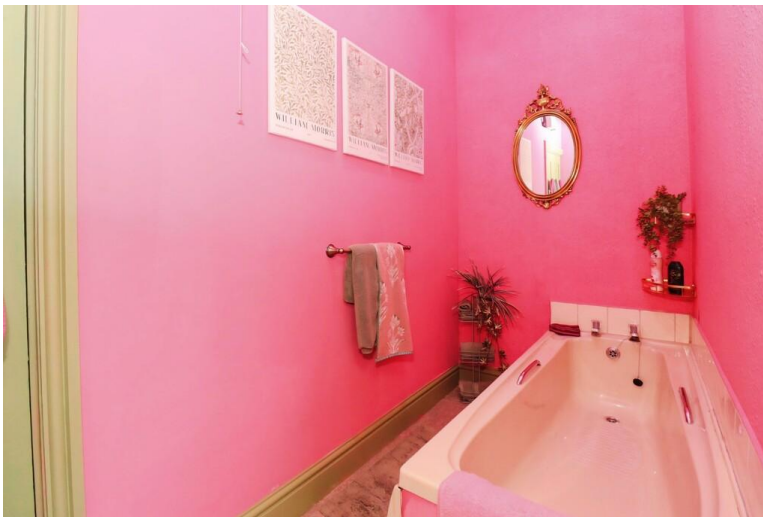
COUNCIL TAX BAND – A (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](https://www.mundys.net)

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<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

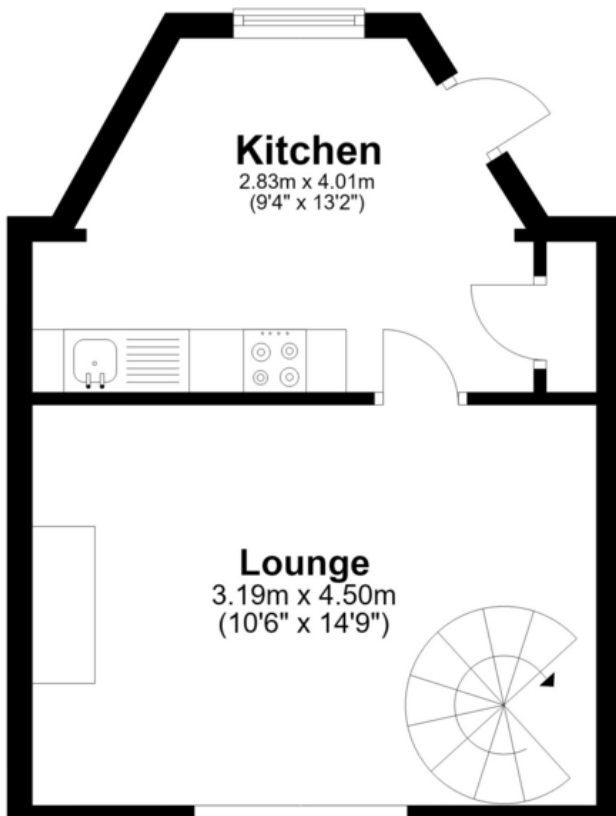
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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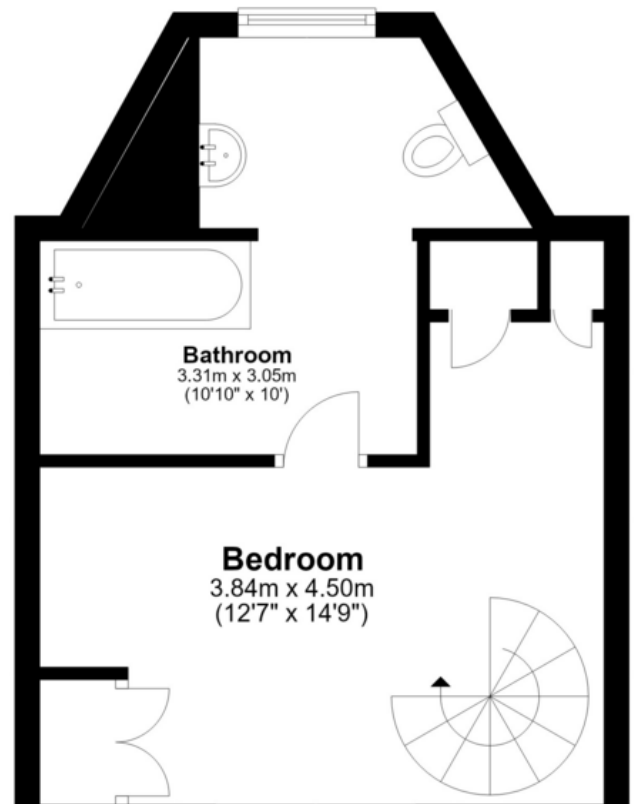
Ground Floor

Approx. 24.7 sq. metres (265.8 sq. feet)



First Floor

Approx. 24.7 sq. metres (266.0 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.



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