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Prospect Place, Market Rasen



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Offers Over £115,000



WELL PRESENTED TERRACED HOUSE, Close to local amenities. The property has recently undergone a full refurbishment. Comprising Lounge, kitchen diner, 2 bedrooms and bathroom. Garden to rear with outbuilding. IDEAL FIRST TIME OR INVESTMENT (fully compliant) - NO ONWARD CHAIN

Key Features

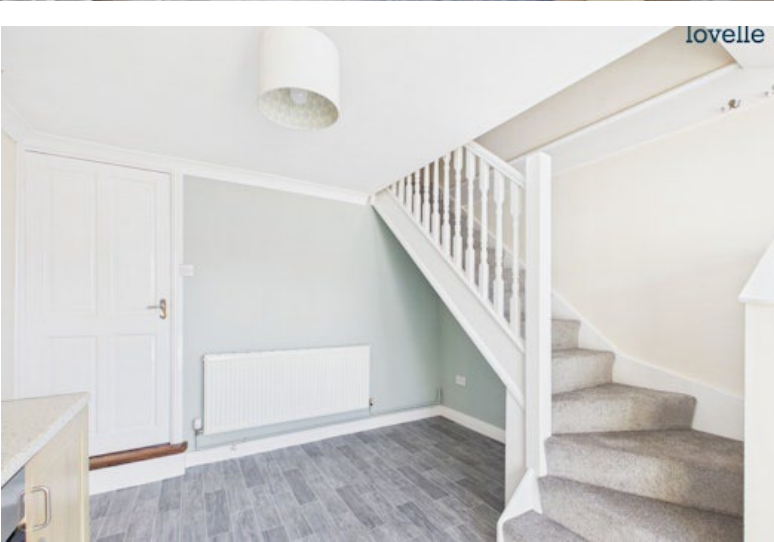
- Well Presented Terraced House
- Recently Refurbished Throughout
- Close to Local Amenities
- Lounge, Kitchen Diner
- 2 Bedrooms & Bathroom
- Garden to Rear with Outbuilding
- EPC rating TBC
- Tenure: Freehold



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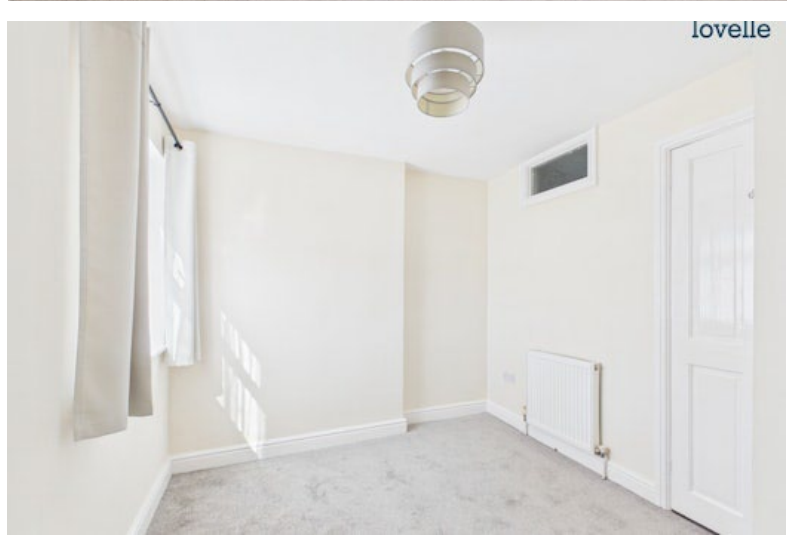
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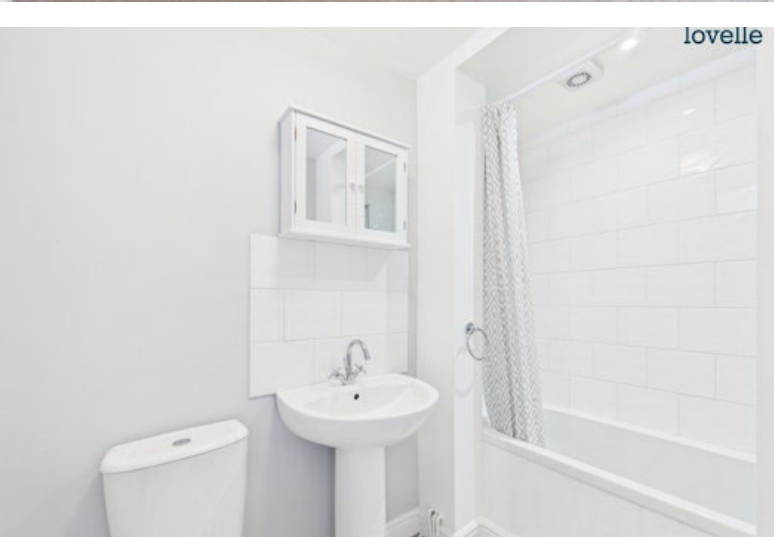
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Situation

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.

Lounge

4.36m x 3.3m (14'4" x 10'10")

uPVC front entrance door, double glazed window to front aspect, laminate flooring, radiator and feature fireplace with inset log burner

Kitchen Diner

4.27m x 3.31m (14'0" x 10'11")

a range of fitted wall and base units, space and plumbing for washing machine, stainless steel sink unit, space for under counter fridge, wall mounted gas boiler, electric oven, 4 ring gas hob, tiled splash backs, vinyl flooring, radiator, stairs to first floor accommodation, double glazed window to rear aspect and uPVC entrance door

Landing

2.36m x 1.53m (7'8" x 5'0")

radiator

Bedroom 1

3.52m x 2.94m (11'6" x 9'7")

double glazed window to front aspect, radiator, roof void access and fitted storage

Bedroom 2

2.61m x 3.04m (8'7" x 10'0")

double glazed window to rear aspect and radiator

Bathroom

2.42m x 1.46m (7'11" x 4'10")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with electric shower over, tiled splash backs, vinyl flooring and radiator

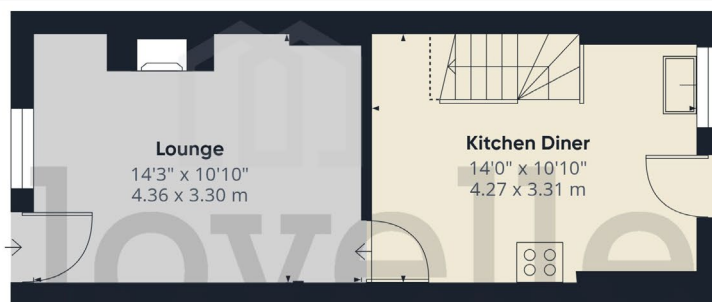
Garden

courtyard style garden to the rear with brick built outbuilding with power

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.



Ground Floor

Landing
7'9" x 5'0"
2.36 x 1.53 m



Bathroom
7'11" x 4'9"
2.42 x 1.46 m



Approximate total area⁽¹⁾

568 ft²
52.7 m²

Reduced headroom

8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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