



The Row, Church Street, Middle Rasen, LN8 3TR

FOR SALE - £122,500

CanTERS

Chartered Surveyors

A Two Bedroom Terraced Cottage found within Church Street in the highly desirable and much sought after village of Middle Rasen. The property, which benefits from Upvc Double Glazed Windows and a Gas Fired Central Heating System briefly comprises; Porch, Living Room, Kitchen, Two Bedrooms and Bathroom and has gardens to both the front and rear. The village itself benefits from a Public House and Primary School and is not far from the town of Market Rasen which offers further amenities including shops, schools, Racecourse and Golf Course.

Porch	Having Upvc double glazed door.
Sitting Room	4.00m x 3.65m With fireplace and window overlooking the front garden.
Inner Lobby	With understairs storage.
Kitchen	3.82m x 2.88m Having a range of fitted wall and base units with contrasting worktops and drainer sink unit with mixer tap over. Built in oven, four ring electric hob with extractor over. Integrated fridge/freezer and space for a washing machine. Wall mounted boiler. A window overlooks the rear and a Upvc part double glazed door provides access to the garden.
Bedroom 1	3.22m to wardrobe x 3.70m With a range of fitted wardrobes and a window overlooking the front garden.
Bedroom 2	2.92m x 2.01m Having window overlooking the rear garden and built in storage.
Shower Room	With suite comprising; corner shower, vanity style wash hand basin with mixer tap over and low flush WC. Tiling to the walls and a wall mounted chrome towel rail.
Outside	The property stands back with a mature hedge to the front and the garden laid predominantly to lawn. The boundaries are formed by both hedges and fencing. The rear garden is partly lawned with a paved patio and garden shed.

We understand a right of way exists over the private drive off Church Street to the rear of the property. All interested parties are advised to confirm this with their solicitor.

Tenure We are verbally advised that the property is of freehold tenure and we are awaiting formal confirmation from the vendors solicitor.

Council Tax Band: 'A' NB: This can be reviewed by the Local Authority.

EPC Rating: 'D'

FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

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Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 02/01/2025

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ADDITIONAL PHOTOS & PLANS



Sitting Room



Kitchen



Bedroom 1



Bedroom 2



Shower Room



Rear Garden

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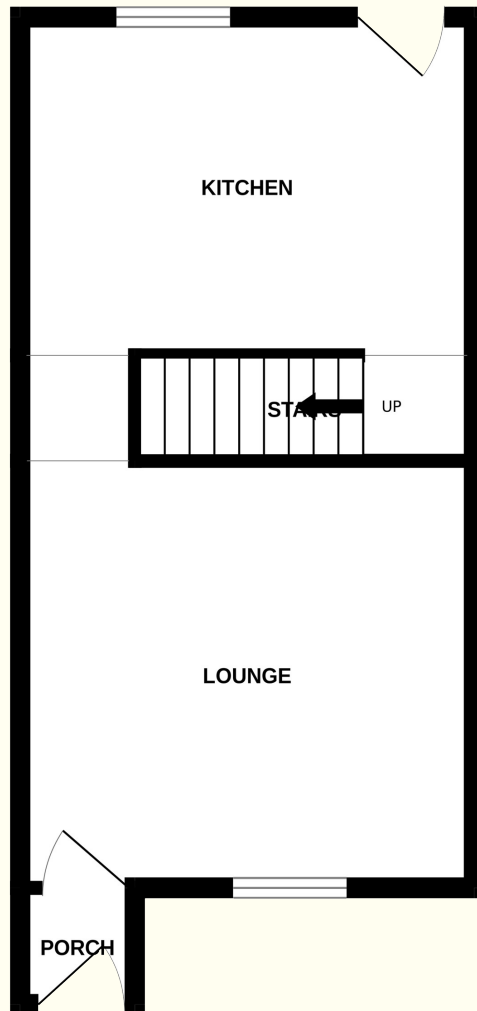
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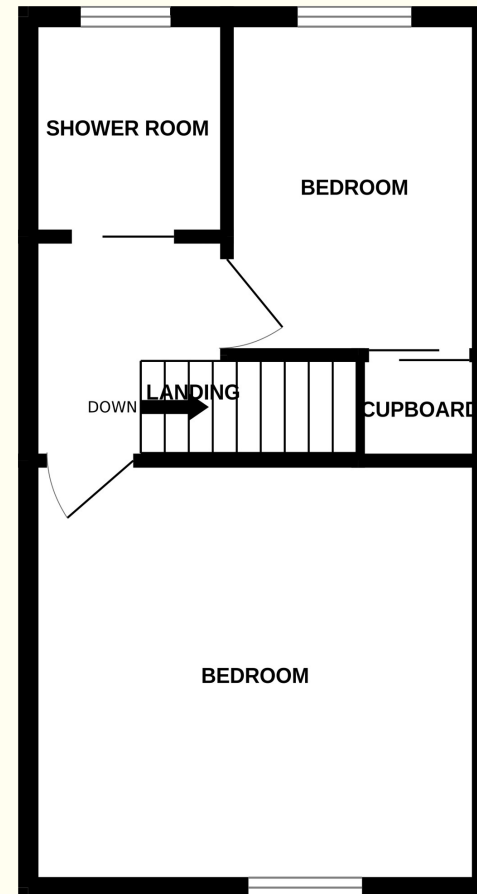
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ADDITIONAL PHOTOS & PLANS

Ground Floor



First Floor



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