



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

**FOR SALE - £130,000**

**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.

<b>Porch</b>	Having Upvc double glazed door.
<b>Sitting Room</b>	4.00m x 3.65m With fireplace and window overlooking the front garden.
<b>Inner Lobby</b>	With understairs storage.
<b>Kitchen</b>	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.
<b>Bedroom 1</b>	3.22m to wardrobe x 3.70m With a range of fitted wardrobes and a window overlooking the front garden.
<b>Bedroom 2</b>	2.92m x 2.01m Having window overlooking the rear garden and built in storage.
<b>Shower Room</b>	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.
<b>Outside</b>	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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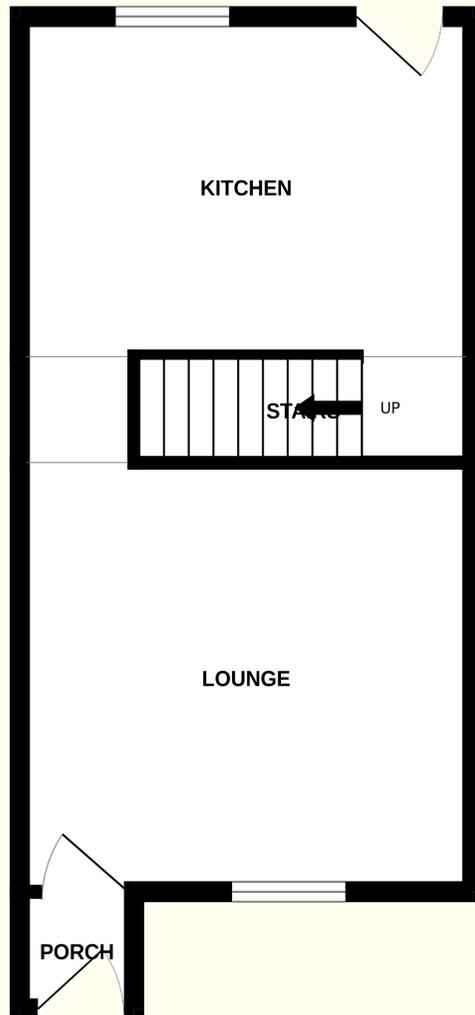
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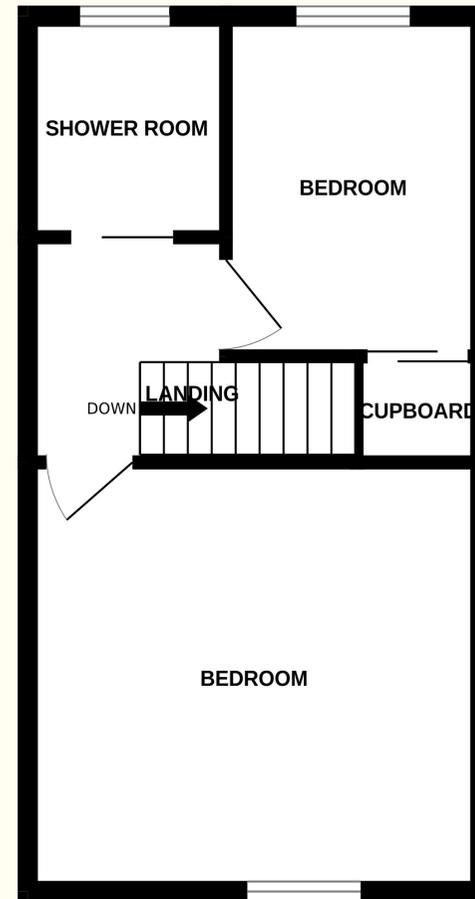
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**ADDITIONAL PHOTOS & PLANS**

Ground Floor



First Floor



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