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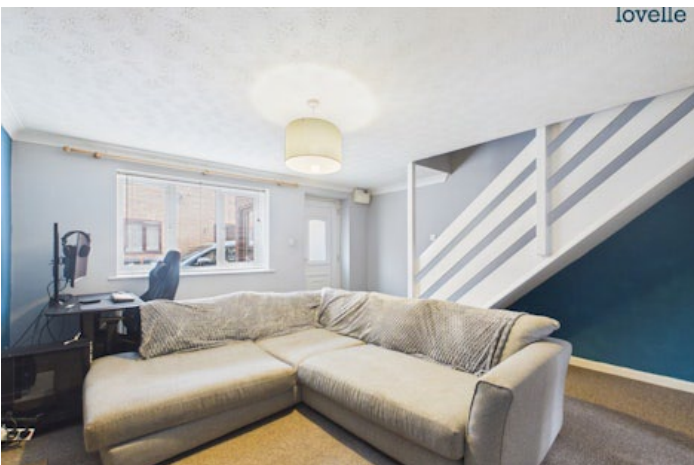


Maltings Court, Market Rasen



When it comes to
property it must be


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£120,000



2 BEDROOM TERRACED HOUSE, WITH PARKING! We are delighted to offer for sale this well maintained property within a converted Victorian Maltings house. Walking distance to amenities. Comprising; Porch, Lounge, Kitchen Diner, 2 bedrooms and bathroom. VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- Mid Terrace House
- Town Centre Location
- Close to Local Amenities
- Well Presented Throughout
- Entrance Porch, Lounge, Kitchen Diner
- 2 Bedrooms & Bathroom
- EPC rating TBC
- Tenure: Leasehold

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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

glazed entrance door and glazed window to front aspect

Lounge

4.45m x 4.4m (14'7" x 14'5")

double glazed window to front aspect, radiator and stairs to first floor accommodation

Kitchen Diner

4.52m x 4.41m (14'10" x 14'6")

a range of fitted wall and base units, space for fridge freezer, space for cooker, space and plumbing for washing machine, stainless steel sink unit, splash backs, wall mounted gas boiler, tiled flooring, radiator, pantry cupboard and 2 double glazed windows to rear aspect

Landing

1.27m x 1.97m (4'2" x 6'6")

roof void access

Bedroom 1

4.35m x 3.29m (14'4" x 10'10")

double glazed window to front aspect, radiator and laminate flooring

Bedroom 2

4.67m x 2.33m (15'4" x 7'7")

double glazed window to front aspect and radiator

Bathroom

2.53m x 2m (8'4" x 6'7")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with mixer shower over, tiled splash backs, vinyl flooring, radiator and airing cupboard housing hot water cylinder

Management Fees

Management Fee of £95 per month

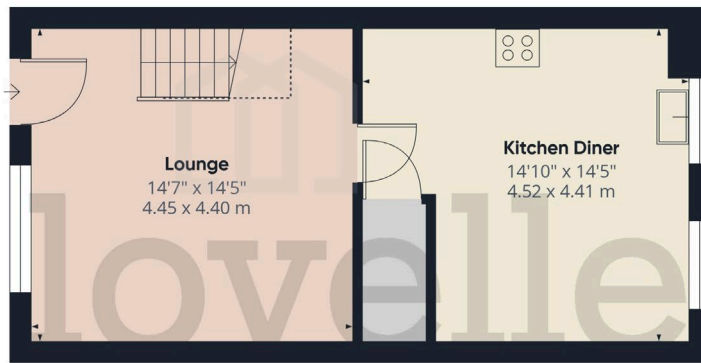
Leasehold Information

999 Year Lease from 17/03/1989 - 17/03/2988 - 962 Years remaining

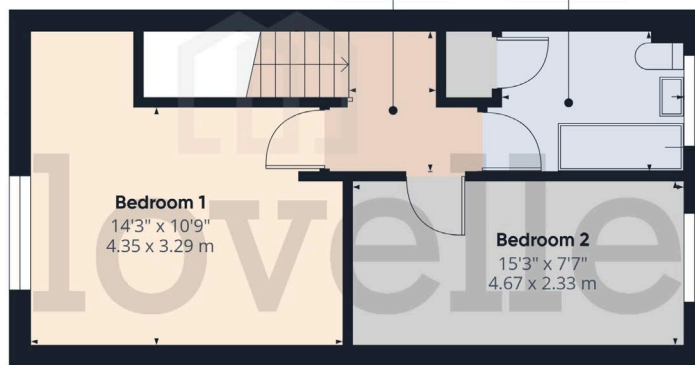
Agents Notes

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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



Approximate total area⁽¹⁾

807 ft²
75 m²

Reduced headroom

16 ft²
1.5 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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