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Prospect Place, Market Rasen



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property it must be


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£168,950



3 BEDROOM END TERRACE, GARDENS, DRIVEWAY & GARAGE Situated close to local amenities and in a town centre location. Well presented throughout comprising entrance hall, kitchen diner, lounge, 3 bedrooms and ground floor bathroom.

VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- End of Terrace House
- Town Centre Location
- Close to Local Amenities
- Entrance Hall, Lounge
- Kitchen Diner, Ground Floor Bathroom
- 3 Bedrooms to First Floor
- EPC rating C
- Tenure: Freehold

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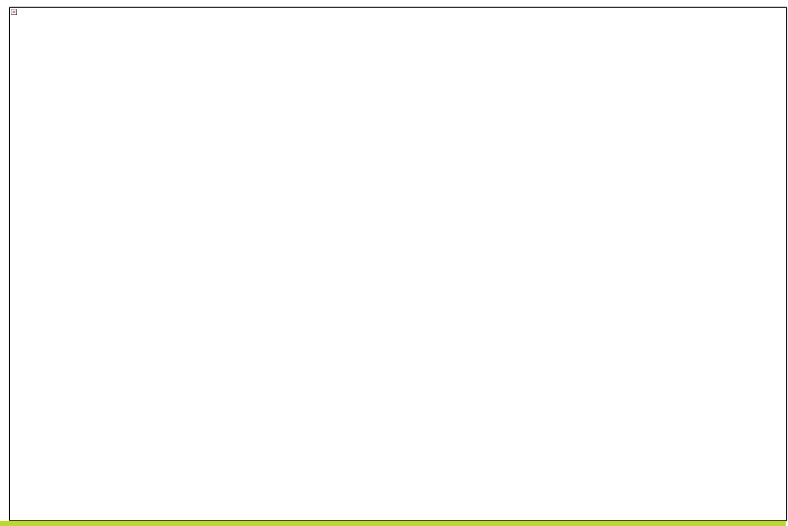
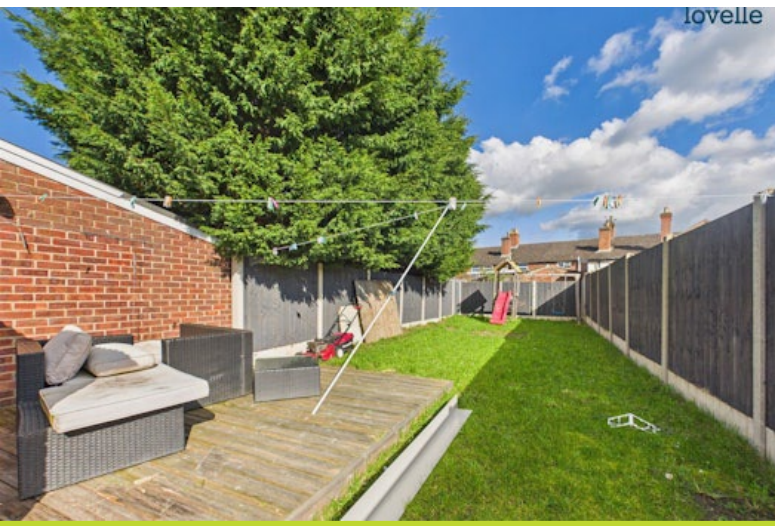
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Situation

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.

Entrance Hall

0.69m x 2.41m (2'4" x 7'11")

composite entrance door, vinyl flooring and radiator

Kitchen Diner

2.81m x 3.55m (9'2" x 11'7")

a range of fitted wall and base units, electric oven, 4 ring gas hob, sink unit, space and plumbing for washing machine, space for fridge freezer, vinyl flooring and double glazed window to side aspect

Lounge

5.93m x 3.66m (19'6" x 12'0")

double glazed window to front aspect, double glazed entrance door, 2 radiators, feature fireplace with log burner, stairs to first floor accommodation and storage cupboard under

Bathroom

1.56m x 2.47m (5'1" x 8'1")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with shower over, splash backs, radiator, vinyl flooring and double glazed window to rear aspect

Landing

2.99m x 1.07m (9'10" x 3'6")

roof void access

Bedroom 1

2.82m x 3.56m (9'4" x 11'8")

double glazed window to side aspect, radiator and fitted storage

Bedroom 2

2.81m x 3.13m (9'2" x 10'4")

double glazed window to front aspect and radiator

Bedroom 3

3m x 1.5m (9'10" x 4'11")

double glazed window to side aspect and radiator

Gardens

occupying a generous plot with well maintained gardens to the rear. Being mostly laid to lawn with raised decking, and paved patio area

Garage

6.29m x 2.77m (20'7" x 9'1")

up and over door, power and lighting

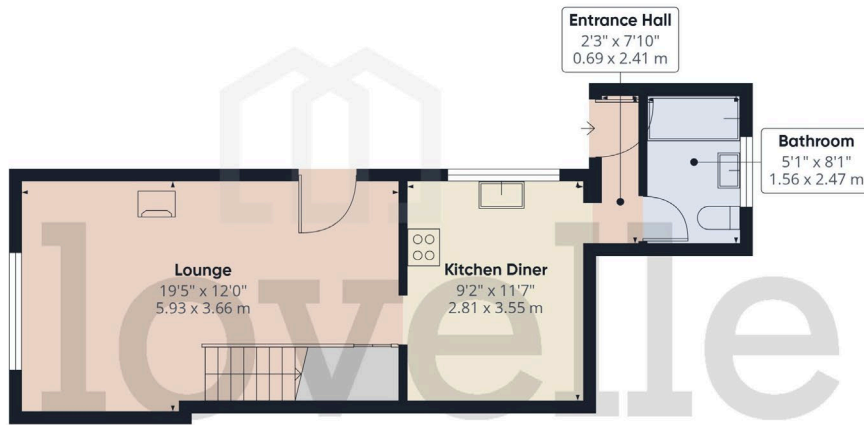
Driveway

tarmac driveway to the side of the property providing ample off road parking for a number of vehicles

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 Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
874 ft²
81.2 m²

(1) Excluding balconies and terraces

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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