



19, Dear Street

| Market Rasen | LN8 3BH

£125,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

19

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The Current Owners 'Instantly Fell in Love' with this home due it's 'Cottagey & Cosy Feel' and for the fact it had a New Kitchen and Shower Room. It is just a short stroll into Market Rasen which has many local Independent Shops, Restaurants and Bars together with a Co-Op Food Store, Tesco Supermarket, Doctors and Vets all within Easy Reach. There is also a handy Railway Station if you need to travel further afield.

It has been Sympathetically Refurbished, it now has a Contemporary Modern Feel yet has Accentuated Character Features including a Beam in the Living Room and Beautiful Stripped Floorboards in the Main Bedroom. It has a Modern Fitted Kitchen and Shower Room, it is warmed by Gas Rad Heating and retained with the help of uPVC Sash Style Double Glazed Windows most of the way through uPVC Double Glazed Windows to the remainder plus one Velux style rooflight. There is a Large and Sunny South Facing Rear Garden with new Patio area and a Useful Utility Store. The accommodation comprises: Living Room, Dining Area which opens to the Kitchen Area, Ground Floor Shower and Cloakroom. Landing with Walk-In Wardrobe or Storage and Two First Floor Bedrooms.

This Home Needs to Be Viewed Internally to be Appreciated. It is Offered For Sale with No Onward Chain and White Goods PLUS Furniture can be Available Through Separate Negotiation making it a Great First Time Buyer Option but would equally suit Investors or Anyone Simply Looking for a Wonderful and Well Loved Home.

- Gorgeous Terraced Home
- Blend of Character & Modern Features
- Just A Stroll into Town
- Re-Fitted Modern Kitchen
- Living Room & Separate Diner
- Re-Fitted Shower Room
- Two Good Bedrooms
- Sunny, South Facing Garden

Living Room

11'5 x 9'8 average (3.48m x 2.95m average)

Approached through half panelled entrance door with two double glazed inserts. Window to front. Wood style flooring. Double radiator. Doorway to:-





Dining Area

11'9 x 6'8 minimum (3.58m x 2.03m minimum)

Wood effect floor. Double radiator. Stairs to First Floor with cupboard under. Open Plan to:-

Modern Kitchen Area

12'11 x 9'2 narrowing to 5'3 average (3.94m x 2.79m narrowing to 1.60m average)

Modern fitted wall and base units. Black slate effect work-surfaces with inset one and a half bowl, single drainer, stainless steel sink top. Built-in dishwasher, electric oven, gas hob and extractor hood. Jade colour 'fired earth glaze effect' tiled splashback to cooking area. Window to side. Gas boiler. Wood style flooring. Latched door to Ground Floor Shower & Cloakroom. uPVC door to rear garden.

Re-Fitted Ground Floor Shower & Cloakroom

White suite of step-in shower. Low level W.C. Wash hand basin in pale grey colour, high-gloss finish vanity unit with storage. Tiling to water sensitive areas and matching tiled floor. Black heated towel rail. Window to rear.

First Floor Landing

Walk-in Wardrobe. Rooflight.

Bedroom One

11'6 x 13'3 (3.51m x 4.04m)

Stripped wood floor. Window to front. Double radiator. Access to loft.

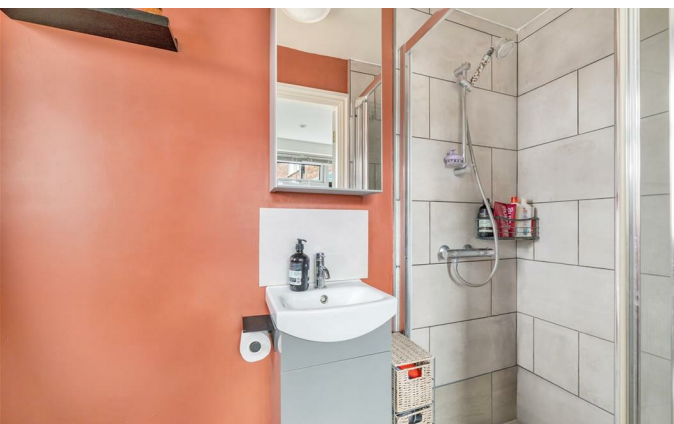
Bedroom Two

11'4 x 8'1 (3.45m x 2.46m)

Window to rear. Double radiator.

Front Garden

Mostly paved patio style. Shared gated access to Ginnel. Shared opening to Gardens.



Utility/Store

Plumbing for washing machine and space for tumble dryer.

Long Rear Garden

Paved patio. Expanse of lawn. Wood store.

Additional Information

Tenure: Flying Freehold

Services: All Mains are Connected

Council Tax Band: A - West Lindsey

EPC Rating: C

Broadband: Utility Warehouse - 75 MB/S

Agents Note: The white goods and some furniture may be available through separate negotiation

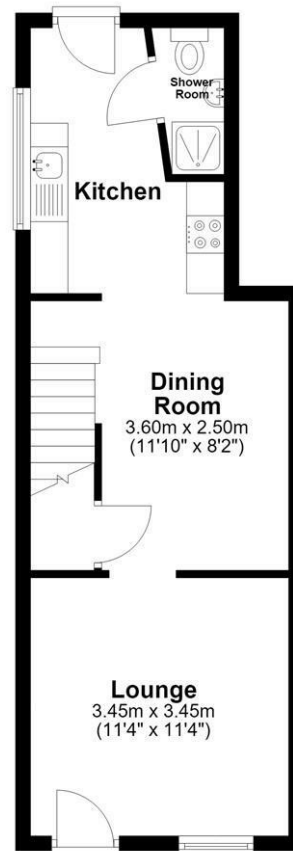
Agents Note: The property has been flooded in the last five years but it was due to manual error with a blocked drain which Anglian Water were responsible for and have subsequently sorted.





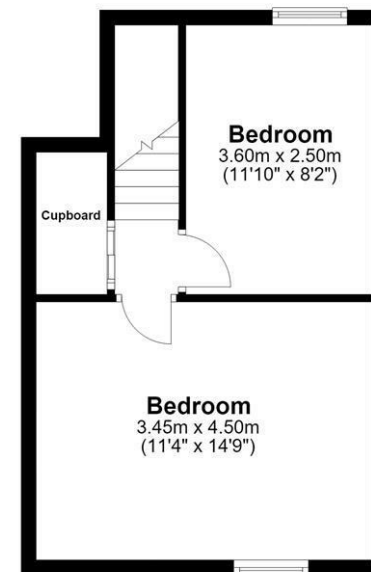
Ground Floor

Approx. 34.1 sq. metres (367.2 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.1 sq. feet)



Total area: approx. 64.5 sq. metres (694.3 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
England & Wales	EU Directive 2002/91/EC	

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Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.