



31, The Brambles

| Market Rasen | LN8 3NS

£875 Per Month



Perkins George Mawer & Co.

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

31

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LOCATION, LOCATION, LOCATION! Nestled in the charming area of The Brambles, Market Rasen, this modern semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, including a master suite with an en suite shower room, this property is perfect for families or those seeking extra space.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The family bathroom is thoughtfully designed, ensuring that all your needs are met. The property also features a garage, offering secure parking for one vehicle and additional storage options.

Outside, the garden presents a lovely outdoor space, ideal for enjoying the fresh air or hosting summer gatherings. The modern design of the house ensures that it is both stylish and functional, making it a wonderful place to call home.

- 3 bedroomed semi detached.
- Kitchen diner with cooker.
- Built in wardrobes.
- Gas central heating.
- Council Tax Band=B
- Lounge and cloak room.
- bathroom and shower room.
- gardens and garage.
- Double glazing.
- Epc=C/76

Main Entrance

Entrance Hall

Cloak room

Lounge

14.70'0" x 11.45'0" (4.48 x 3.49)

Dining Kitchen

14.84'0" x 9.12'0" (4.52 x 2.78)

Staircase and first landing

Bedroom two

11.52'0" x 8.10'0" (3.51 x 2.47)

Bedroom three

10.48'0" x 7.83'0" (3.19 x 2.39)

Bathroom

6.83'0" x 5.52'0" (2.08 x 1.68)

Study area

6.55'0" x 6.26'0" (2.00 x 1.91)

Master bedroom

15.56'0" max x 11.88'0" min (4.74 max x 3.62 min)

En-suite shower room

8.44'0" x 6.11'0" (2.57 x 1.86)

Single garage

16.62'0" x 8.57'0" (5.07 x 2.61)

Rear garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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