



4, Lime Walk

| Market Rasen | LN8 3SP

£185,000



Perkins George Mawer & Co.

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



# 4

Lime Walk |

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A Beautifully Presented Semi Detached Home close to Market Rasen Town Centre. Step outside and walk into town with its good selection of Independent Stores, Tesco Supermarket and Co-Op Food Store plus many Bars, Restaurants and Cafes or for anyone travelling further afield you can hop on to the train at our local Railway Station. There are good Primary and Secondary Schools also within walking distance. If you want some fresh air you can journey out to Willingham Woods, a perfect spot for exercising your dog, spending some quality down time with family or simply grabbing a coffee.

This cherished home has been redecorated with tasteful finishes and styling. It is warmed by Gas Radiator Heating and retained by uPVC Multi Pane Double Glazing. The accommodation comprises: Living Room, Kitchen/Diner, Three Bedrooms and Bathroom. Outside there is a small enclosed Front Garden and a Rear Garden with Deck, Pebbled Patio or BBQ Area plus Lawn and to the rear there are Two Parking Spaces.

- Well Presented Semi Detached
- Tastefully Styled & Decorated
- Close to Town Centre
- Good Sized Living Room
- Modern Kitchen/Diner
- Three Bedrooms & Bathroom
- Gardens to Front & Rear
- Two Parking Spaces

## Living Room

15'5 x 15'3 plus bay (4.70m x 4.65m plus bay)

Two double radiators. Stairs to First Floor with white banister and spindles White panel effect door to:-





## Kitchen/Diner

15'3 x 8'8 (4.65m x 2.64m)

Modern range of white 'Shaker' style wall and base units. Wood effect roll top work-surfaces with inset one and a half bowl, single drainer, stainless steel sink top. Built-in electric oven, gas hob and extractor. Window to rear. uPVC double glazed, double doors to rear garden. Under stairs cupboard with plumbing for washing machine.

## Landing

White banister and spindles. Airing cupboard housing gas combi boiler. Additional storage cupboard. Access to loft.

## Bedroom One

10'8 x 8'11 (3.25m x 2.72m)

Window to rear. Double radiator.

## Bedroom Two

13'5 x 7'10 (4.09m x 2.39m)

Window to front. Double radiator.

## Bedroom Three

7'1 x 7'2 (2.16m x 2.18m)

Window to front. Radiator.

## Bathroom

White suite of panelled bath having shower over. Pedestal wash basin. Low Level W.C. Tiling to water sensitive areas. Radiator. Window to rear.

## Front Garden

Enclosed by wrought iron railings and approached through wrought iron gate.

## Rear Garden

Lawn. Pebbled patio/bbq area. Deck. Rear gated access to:-

## Off Road Parking

For two cars.

## Additional Information

Tenure: Freehold

Services: All mains services are connected

EPC Rating: C

Council Tax Band: B - West Lindsey

Service Charge: There is a Service Charge of approximately £17.00 per month for the upkeep of the surrounding area.



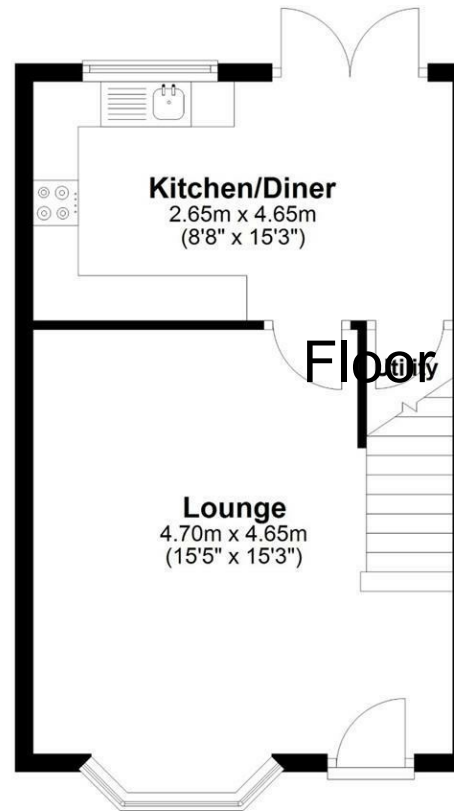


#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

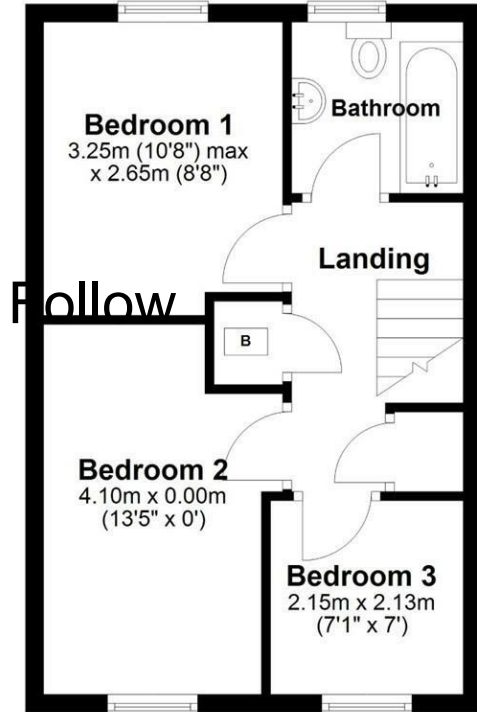
#### Ground Floor

Approx. 34.9 sq. metres (375.7 sq. feet)



#### First Floor

Approx. 42.4 sq. metres (456.4 sq. feet)



Floor Plan to Follow

Total area: approx. 77.3 sq. metres (832.0 sq. feet)

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

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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.