



## 2, Willingham Court

Chapman Street | Market Rasen | LN8 3ED

£107,500



Perkins George Mawer & Co.

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



# 2

Willingham Court | Chapman Street

Market Rasen | LN8 3ED

£107,500

A Realistically and Competitively Priced Semi Detached Bungalow in Market Rasen. Situated just a 'Stone's Throw' from the centre of town which has a good selection of Independent Shops, Bars, Tesco Supermarket, Doctors and Dentists plus a Railway Station for anyone needing to travel further afield.

The bungalow is warmed by Gas Radiator Central Heating and retained by uPVC Double Glazing and it is offered For Sale with No Onward Chain. The accommodation comprises: Reception Hall, Living Room, Kitchen, Two Bedrooms and Bathroom. There is Off Road Parking for two Cars and a Garden Area to the Side.

- Realistically Priced Bungalow
- Fitted Kitchen
- Bathroom
- Parking for Two Cars
- Living Room
- Two Bedrooms
- Side Garden Area
- No Chain

## Reception Hall

Approached through half uPVC and half double glazed entrance door. Access to loft. Coving. Airing cupboard housing hot water cylinder. Radiator.

## Living Room

10'11 x 12'5 (3.33m x 3.78m)

Radiator. Window to front. Serving hatch to Kitchen.





### 'L' Shaped Kitchen

10'11 x 4'9 plus 5'5 x 2'0 (3.33m x 1.45m plus 1.65m x 0.61m)  
Fitted base units. Roll top work-surfaces with inset single drainer, stainless steel sink top. Gas boiler. Tiled splashbacks. Radiator. Window to front. Serving hatch to Living Room.

### Bedroom One

12'0 x 8'10 + wardrobe (3.66m x 2.69m + wardrobe)  
Fitted wardrobe. Windows to side and rear. Radiator. Coving.

### 'L' Shaped Bedroom Two

14'1 x 5'7 plus 1'11 x 8'3 (4.29m x 1.70m plus 0.58m x 2.51m)  
Window to front. radiator. Coving.

### Bathroom

Panelled bath with shower and folding screen over. Pedestal wash basin. Low level w.c. Tiling to water sensitive areas. Radiator. Two windows to the side. Coving.

### Front Garden

Mostly lawned.

### Driveway

Off road parking for two cars.

### Side Garden Area

Mostly laid to lawn.

### Additional Information

Tenure: Leasehold - 999 years from 1st January 2020  
Charges: 01/04/24 - 31/03/25 Maintenance Charges (payable January 2024) HR  
Electricity (£250/Year or £41.67/Flat) (£41.67)  
Gardening (£300/Year or £50/Flat) (£50.00)  
Buildings Insurance (£600/Year or £100/Flat) (£100.00)  
Accountancy & Statutory Costs (£600/Year or £100/Flat) (£100.00)  
Ground Rent (£0/Flat) £0.00  
Repairs & Maintenance Provision (£100/Flat) (£100.00)  
Total Estimated Future Maintenance Charges (£391.67)  
Council Tax Band: A - West Lindsey  
EPC Rating: D  
Services: All mains services are connected





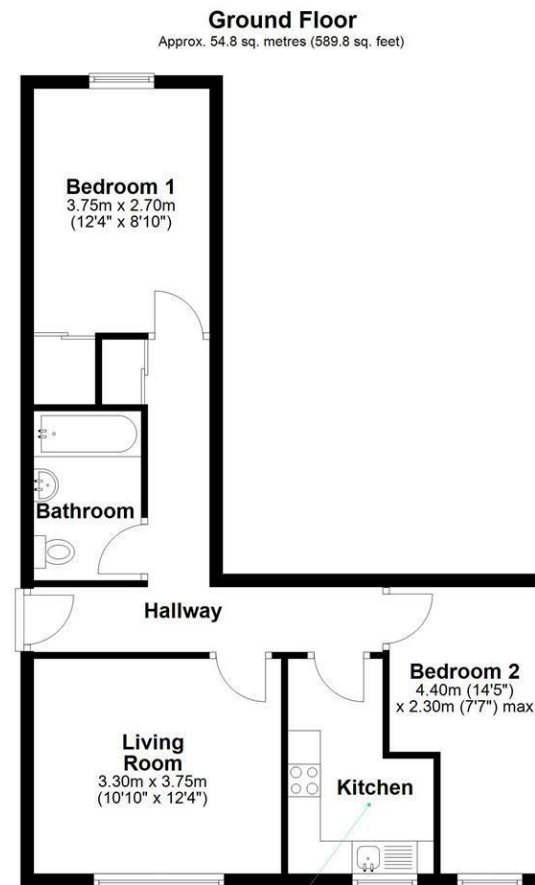
#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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

**Perkins George Mawer & Co**  
 Corn Exchange Chambers  
 Queen Street  
 Market Rasen  
 Lincolnshire  
 LN8 3EH

01673 843011  
[info@perkinsgeorgemawer.co.uk](mailto:info@perkinsgeorgemawer.co.uk)  
[www.perkinsgeorgemawer.co.uk](http://www.perkinsgeorgemawer.co.uk)

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.



Total area: approx. 54.8 sq. metres (589.8 sq. feet)

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