



2, Eastville Court

Legsby Road | Market Rasen | LN8 3DY

£135,000



Perkins George Mawer & Co.

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

2

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A Tidy, Modern Mid Terraced Home close to the centre of Market Rasen. This home could be a perfect First Time Buy or a great Investment Property with a good E.P.C. Rating of C. Situated just off the Willingham Road which leads out to beautiful wooded walk at Willingham Woods or stroll out into town where all your every day conveniences are at your fingers tips including Tesco Supermarket, Co-Op Food Store plus Independent Shops, Cafes and Bars. If you need to travel further afield, you can hop onto a train at the nearby Railway Station.

This home is warmed by gas radiator heating and retained with the help of uPVC Double GLazing which has square leaded features to the front elevation, adding to this home's curb appeal. The well presented accommodation comprises; Living Room, Kitchen Area, Two Bedroom and Bathroom. There is a Small Walled Front Garden and an Enclosed, Low Maintenance Rear Garden and a Two Parking Spaces. It is offered For Sale with No Chain.

- Perfect First Home or Investment
- Two Parking Spaces to Rear
- uPVC Double Glazing
- Two Bedrooms and Bathroom
- Great Location Near Town
- EPC Rating: C
- Living Room & Kitchen
- Gardens & No Chain



Living Room

13'4 x 11'9 (4.06m x 3.58m)

Approached through uPVC panelled entrance door. Double radiator. Window to front. Coving. Opening to:-



Inner Hall Area

Double radiator. Stairs to First Floor with cupboard under. Half uPVC double glazed door to Rear Garden. Archway to:-

Kitchen Area

8'6 x 5'8 (2.59m x 1.73m)

Fitted wall and base units. Roll top worksurfaces with inset single drainer stainless steel sink top. Tiled splashbacks. Gas boiler. Window to rear.

Landing

Access to loft. Airing cupboard housing foam lagged hot water cylinder.

Bedroom One

8'6 x 11'9 (2.59m x 3.58m)

Two windows to the front. Double radiator.

Bedroom Two

7'0 x 8'7 (2.13m x 2.62m)

Two windows to the rear. Radiator. Built-in wardrobe.

Bathroom

White suite of panelled bath having shower over. Pedestal wash basin., Low level w.c. Tiled splashbacks. Radiator.

Small Walled Front Garden

Pebbled frontage.

Rear Garden

Being mostly paved and set out as a patio. Timber garden shed. Rear pedestrian gated access.

Parking Space

Two Parking spaces to rear.

Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: a - West Lindsey

Services: All Mains Services are Connected

Tree Preservation Order: The trees in the parking area have Tree Preservations on them



Floor Plan to Follow

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(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	

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

01673 843011
info@perkinsgeorgemawer.co.uk
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.