



## Flat 2 Rear of 24, Waterloo Street

| Market Rasen | LN8 3EP

£575 PCM



**Perkins George Mawer & Co.**

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



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WELL APPORTIONED! Nestled in the heart of Market Rasen, this deceptively spacious apartment on Waterloo Street offers a unique blend of comfort and convenience. With one well-appointed bedroom and a modern bathroom with large walk-in shower, this property is perfect for individuals or couples seeking a cosy yet stylish living space.

Upon entering, you are greeted by a good-sized entrance hall that sets the tone for the rest of the apartment. The highlight of this home is undoubtedly the newly fitted kitchen, which boasts contemporary fixtures and ample storage, making it a delightful space for culinary enthusiasts. The open-plan design allows for a seamless flow between the kitchen and the reception room, creating an inviting atmosphere for relaxation and entertaining.

Additionally, the apartment benefits from a designated parking bay, a rare find in such a central location, ensuring that you have a secure space for your vehicle. Living here means you are just a stone's throw away from the vibrant amenities of Market Rasen, including shops, cafes, and local attractions, making it an ideal choice for those who appreciate the convenience of town living.

This apartment is a wonderful opportunity for anyone looking to enjoy a modern lifestyle in a charming market town. With its combination of space, style, and location, it is sure to attract interest. Do not miss the chance to make this delightful property your new home.

### Main entrance

Part glazed door leading into the entrance hall having open under stairs storage area and staircase leading to the first floor accommodation.

### Landing

Window to the front elevation, storage space, door leading through to the open plan lounge.





### Open plan lounge/kitchen

23'16" max x 18'12" (7.42 max x 5.79)

Twin windows to the front elevation, glazed window to the rear elevation, twin storage heaters, loft access, built in cupboard housing the hot water cylinder, television point, tile effect lino to the kitchen area, laminated black wall base and drawer units with block wood working surfaces above incorporating sink unit and drainer, free standing electric cooker, part tiling to the walls.

### Double bedroom

11'6" x 11'01" (3.51 x 3.38)

Window to the front elevation.

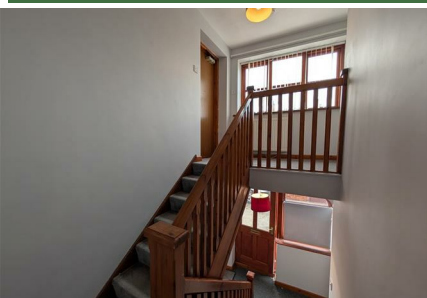
### Shower room

11'7" x 6'4" (3.53 x 1.93)

Window to the rear elevation, wet and dry shower cubicle, pedestal wash hand basin, low level flush wc, part tiling to the walls, tile effect flooring, wall mounted storage heater.


### Outside

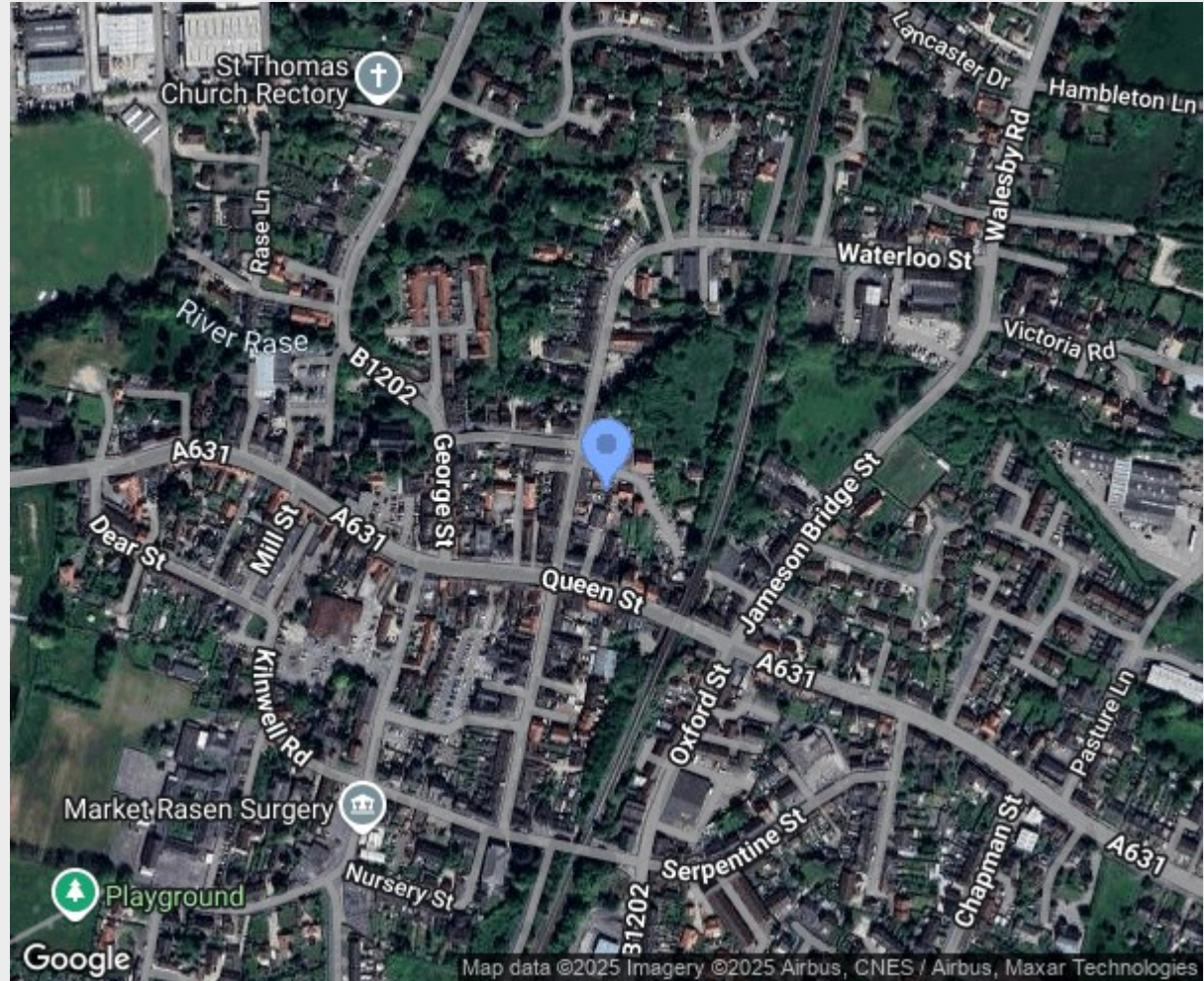
Concreted front area ideal for parking.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(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	



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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.