



29, Dear Street

| Market Rasen | LN8 3BH

£725 PCM



Perkins George Mawer & Co.

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

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GREAT LOCATION! Nicely positioned in the heart of Market Rasen on Dear Street, this charming terraced house presents an excellent opportunity for those seeking a comfortable and convenient home. With two well-proportioned bedrooms, this property is ideal for those starting out or individuals looking for a central location who commute.

The ground floor features a welcoming reception room that offers a versatile space for relaxation or entertaining guests, with its well apportioned kitchen, the layout is practical, with a conveniently located bathroom on the same level, ensuring ease of access for all residents.

The central location of the house is particularly advantageous, with a train station nearby, making commuting and travel straightforward. Residents will appreciate the ease of access to local amenities, shops, and services that Market Rasen has to offer.

In summary, this terraced house on Dear Street combines comfort, convenience, and charm, making it a fantastic choice for anyone looking to settle in this vibrant community. Don't miss the chance to make this lovely property your new home.

Main Entrance

Via part glazed Upvc main entrance door leading into Lounge.





Lounge

12'03" x 11'24" (3.73 x 3.96)

Upvc double glazed window to the front elevation with pine pole above, black cast decorative fire with white surround (decorative only) newly painted white painted walls, coving and central ceiling light, concealed gas and electricity meters, television point, twin central heating radiators, tiled flooring, part glazed door leading through to the kitchen.

Kitchen

11'19" x 11'06" (3.84 x 3.51)

Upvc double glazed window to the rear elevation with fitted wood effect venetian blind, fitted with an extensive range of wall base and drawer units with chrome handles having complementary grey high sheen working surfaces above with inset stainless steel sink unit and drainer, eye level built in stainless steel single oven, black glass effect 4 burner electric hob with extractor canopy above and glass splash back, plinth warm air fan heater, plumbing and space for automatic washing machine, space for fridge freezer, part tiling to the walls, part newly painted white painted walls, wall mounted extractor fan, flush central ceiling light, smoke alarm, wood effect flooring, staircase leading to the first floor accommodation door leading through to the rear porch and bathroom.



Rear Porch

5'79" x 4'67" (3.53 x 2.92)

Part glazed Upvc door leading out to the rear court yard style garden, newly painted white painted walls, central heating radiator, coving to the ceiling, loft access, central ceiling light, coat peg hooks, wood effect flooring. Door leading through to the bathroom.



Bathroom

5'88" x 5'20" (3.76 x 2.03)

Upvc double glazed frosted window to the rear elevation with fitted white venetian blind, white suite comprising bath with matching side panel incorporating a chrome shower head and hose above with fitted chrome shower rail and curtain, wall mounted was hand basin, low level flush wc, fully wall tiling in beige, spot lighting and coving to the ceiling, chrome ladder towel rail, wall mounted mirrored fronted medicine cabinet, wood effect flooring.

Staircase and landing

newly painted white painted walls - carpet to be newly fitted wall mounted combination boiler unit, flush central ceiling light, smoke alarm, steps up to bedroom one, door to bedroom two.

Bedroom one

11'94" x 11'17" (5.74 x 3.78)

Upvc double glazed window to the front elevation with pine pole above, black ornate cast fire place (decorative use only) newly painted white painted walls, twin recessed hanging rails, central heating radiator, coving and central ceiling light, telephone point, to be newly carpeted.

Bedroom two

10'69" x 8'59" (4.80 x 3.94)

(part restricted head height) Upvc double glazed window to the rear elevation with pine pole above, newly painted white painted walls, central heating radiator, twin flush ceiling lights, loft access, to be newly carpeted

Outside

Rear court yard style garden having fencing to the side elevations, gate to the rear leading to brick built store and access to communal passage through to the front elevation.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.