



25, Dear Street

| Market Rasen | LN8 3BH

£100,000



Perkins George Mawer & Co.

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



# 25

Dear Street |

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A Well Presented Terraced Home close to the Town Centre. Situated on a Backwater in the town, you are handy for all services including Nurseries, Primary and Secondary Schooling, the Railway Station if you need to travel further afield plus a good selection of Local Independent Shops, Tesco Supermarket and a Co-Op Food Store.

The accommodation comprises in brief; Entrance Hall, Living Room, Modern Kitchen/Breakfast Room, Utility Room and Modern Bathroom. On the First Floor there are Three Bedrooms.

- Terraced House close to Town
- Re-Fitted Kitchen & Breakfast Room
- Re-Fitted Bathroom
- Living Room
- Utility Room
- Three Bedrooms
- uPVC Double Glazing
- No Onward Chain

## Reception Hall

Approached via composite entrance door with four double glazed inserts. Grey Porcelain style tiled floor. Stairs to First Floor. Radiator.

## Living Room

16'8 x 11'5 (5.08m x 3.48m)

Two double radiators. Window to front.

## Re-Fitted Kitchen & Breakfast Room

11'7 x 11'0 (3.53m x 3.35m)

Range of white high-gloss finish wall and base units with black roll top work-surfaces. Single drainer sink top. Matching island with drawers. Built-in electric oven, hob and extractor. Understairs pantry. Grey Porcelain style tiled floor. Double radiator. Window to front. Additional storage cupboard. Door to:-





### Inner Hall

Grey Porcelain style tiled floor. Doors to Bathroom and Utility Room.

### Utility Room

8'8 x 6'6 (2.64m x 1.98m)

Two larger cupboards. Additional single and double cupboard. Radiator. Window to rear.

### Re-Fitted Bathroom

9'0 x 9'6 (2.74m x 2.90m)

Modern white suite of corner bath. Double shower. W.C. with concealed cistern in grey high-gloss finish vanity with selection of fitted cupboards and drawers and Trough style sink on top. Double cupboard housing gas boiler. Black vertical radiator. Grey tiled floor. Windows to front and side.

### Landing

Radiator. Window to rear.

### Bedroom One

12'3 x 11'11 (3.73m x 3.63m)

Window to front. Double radiator. Door to:-

### Cloakroom

W.C. and pedestal wash basin. Access to loft. Window to front.

### Bedroom Two

12'0 x 9'9 (3.66m x 2.97m)

Double radiator. Window to front.

### Bedroom Three

9'1 x 8'8 (2.77m x 2.64m)

Window to front. Double radiator.

### Outside

Storage cupboard.

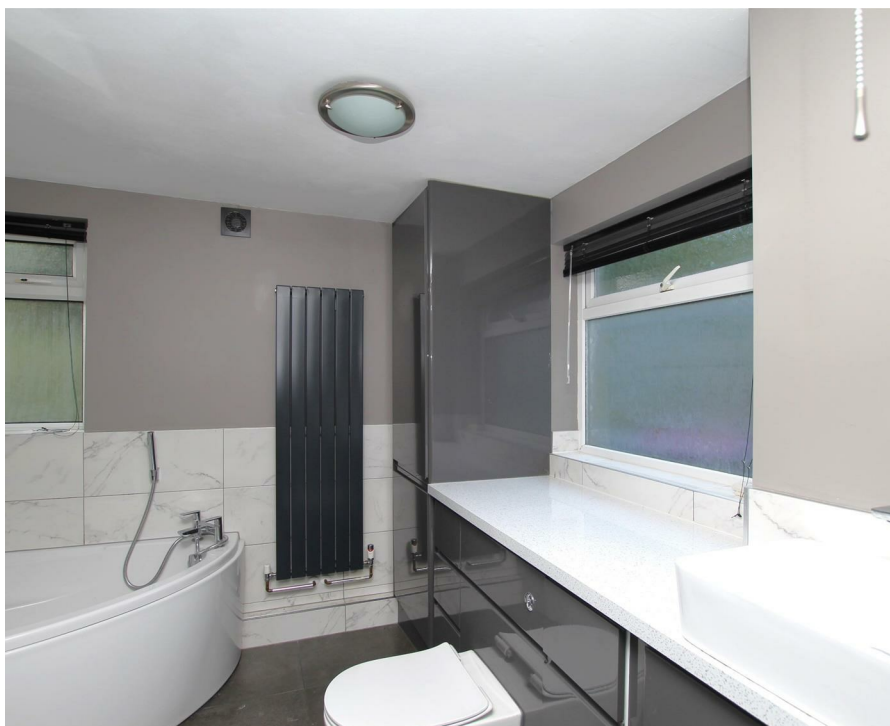
### Additional Information

Tenure: Freehold

Services: All Mains Services are Connected

Council Tax Band: B - West Lindsey

EPC Rating: F



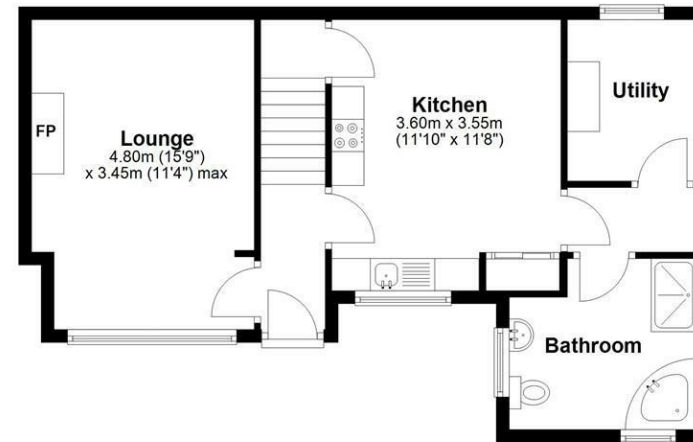


#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		58
(39-54) <b>E</b>		
(21-38) <b>F</b>	29	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

#### Ground Floor

Approx. 50.0 sq. metres (538.0 sq. feet)



#### First Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



Total area: approx. 88.6 sq. metres (954.2 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.