



1, Waverley Mews

Queen Street | Market Rasen | LN8 3EH

£775 PCM



Perkins George Mawer & Co.

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

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JUST WAITING FOR CARPETS! Conveniently positioned in the charming Waverley Mews on Queen Street, Market Rasen, this delightful end terrace house offers a perfect blend of modern living and convenience. With two well-proportioned bedrooms, a comfortable reception room with patio doors leading to the manageable rear garden, kitchen fitted with modern units and integrated cooker, and a convenient ground floor cloakroom, this property is ideal for small families, couples, or individuals seeking a central lifestyle.

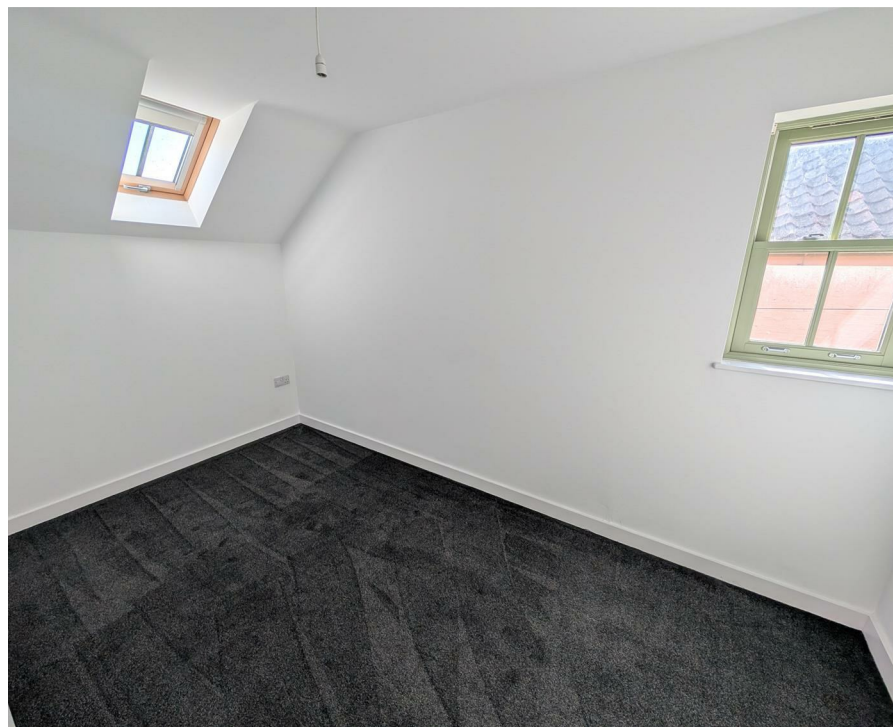
The house has been newly decorated, presenting a fresh and inviting atmosphere that is ready for you to make it your own. Its low maintenance design ensures that you can spend more time enjoying your home and less time on upkeep. The property is situated in a private location, providing a peaceful retreat while still being close to the heart of the community.

Market Rasen boasts a variety of local business shops, making it easy to access everyday necessities and enjoy the vibrant local culture. The central living aspect of this home means you are never far from the amenities and services that the town has to offer.

Main Entrance

Via hard wood door with fan light above, outside lighting leading to the main lounge.





Lounge

13'74" max x 12'05" (5.84 max x 3.78)

Sash effect sage green painted double glazed window to the rear elevation with matching french doors leading to the rear elevation, white painted walls, twin central ceiling lights, smoke alarm, wall mounted thermostat, television and telephone points, staircase leading to the first floor accommodation, Eco under floor heating, laminate wood effect flooring, doors leading through to the cloak room and kitchen.

Cloak room

Sash effect sage green painted double glazed window to the front elevation, low level flush wc, wall mounted wash hand basin with splash back wall tiling, white painted walls, extractor fan, central ceiling light, cream floor tiling, Eco under floor heating

Kitchen

10'72" x 6'50" (4.88 x 3.10)

Sash effect sage green painted double glazed window to the front elevation, fitted with a range of white high sheen wall base and drawer units with chrome handles having complementary block beech working surfaces above, stainless steel sink unit and drainer, part tiling to the walls in high sheen blue, space and plumbing for washing machine, space for fridge freezer, white painted walls, built in stainless steel single oven with 4 burner ceramic hob above, stainless steel extractor canopy, Eco under floor heating, wall mounted fuse box, cream floor tiling.

Staircase and landing

White painted walls, beige carpeting, central ceiling light, loft access, smoke alarm, doors to bathroom and bedrooms.



Bedroom one

13'66" x 10'05" (5.64 x 3.18)

Twin sash effect sage green painted double glazed windows to the front elevation with fitted grey roller blinds, white painted walls, television point, central heating radiator, built in airing cupboard housing the hot water pressurised cylinder.

Bedroom two

12'96" x 6'93" (6.10 x 4.19)

Velux window with fitted grey blind, sage green sash effect window to the side elevation with fitted grey roller blind, white painted walls, central heating radiator, television point.

Bathroom

6'49" x 6'33" (3.07 x 2.67)

Velux window, white suite comprising: bath with telephone style combination tap and shower head incorporating an additional chrome shower head and hose, glazed shower screen, pedestal wash hand basin, low level flush wc, mainly wall tiled in white high sheen having mosaic effect grey and black border tile, chrome towel rail, grey floor tiling.

Outside

Enclosed rear garden with screen fencing to the side and rear elevations with gate leading round to the front elevation, paved patio, fitted with imitation grass.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	74	
(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	

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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.