



4, Coach House Court

| Market Rasen | LN8 3HQ

£725 PCM



Perkins George Mawer & Co.

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

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Coach House Court | Market Rasen | LN8 3HQ £725 PCM

PRIVATE & EXCLUSIVE! A rare Opportunity to rent this 2 Bedroom coach house located in the heart of Market Rasen. Situated behind a secure gate with a well maintained secure court yard. You really do feel special with this property.

Internally the property briefly comprises of Hallway, good size lounge, modern kitchen with built in cooker, hob and fridge freezer. A handy room off the kitchen which can be used for a study or dining room, further single bedroom and a ground floor shower room. To the first floor you can expect one double bedroom with en-suite bathroom with bath.

Externally to the front there is a small open plan courtyard area that is low maintenance, there is no rear garden or parking. The local car park at St Johns allows for a permit for parking Monday to Saturday, Sunday is free.

Market Rasen is a market town within the West Lindsey district of Lincolnshire, England. The River Rase runs through it east to west, approximately 13 miles north-east from Lincoln, 18 miles east from Gainsborough, 14 miles west of Louth, and 16 miles south-west from Grimsby.

Entrance Hall

"L" shaped hallway with oak doors leading to all rooms, staircase leading to the first floor accommodation, beige carpeting.





Lounge/Diner

17'10" x 15'6" max (5.44 x 4.72 max)

Part glazed french doors to the front elevation with fitted blinds, window to the front elevation with fitted blinds, wood flooring, central heating radiator, television and telephone points.

Kitchen

13'3" x 8'2" (4.04 x 2.49)

Fitted with a range of modern maple effect wall base and drawer units with chrome handles, built in stainless steel oven and hob, integrated fridge freezer, plumbing and space for washing machine, central heating radiator, wood effect flooring.

Bedroom Two

10'2" x 6'7" (3.10 x 2.01)

(located off the kitchen)

velux window, central heating radiator, beige carpeting.

Bedroom Three

8'4" x 5'5" (2.54 x 1.65)

(Located off the hallway)

Velux window, central heating radiator, beige carpeting.



Ground Floor Shower Room

7'3" x 4'4" (2.21 x 1.32)

Tiled shower cubicle, low level flush wc, pedestal wash hand basin, central heating radiator.

First Floor Accommodation

Landing area having open storage area, beige carpeting.

Master Bedroom

14'0" x 15'7" (4.27 x 4.75)

Twin windows with fitted blinds to the front elevation, beige carpeting, central heating radiator, door leading to en-suite bathroom.



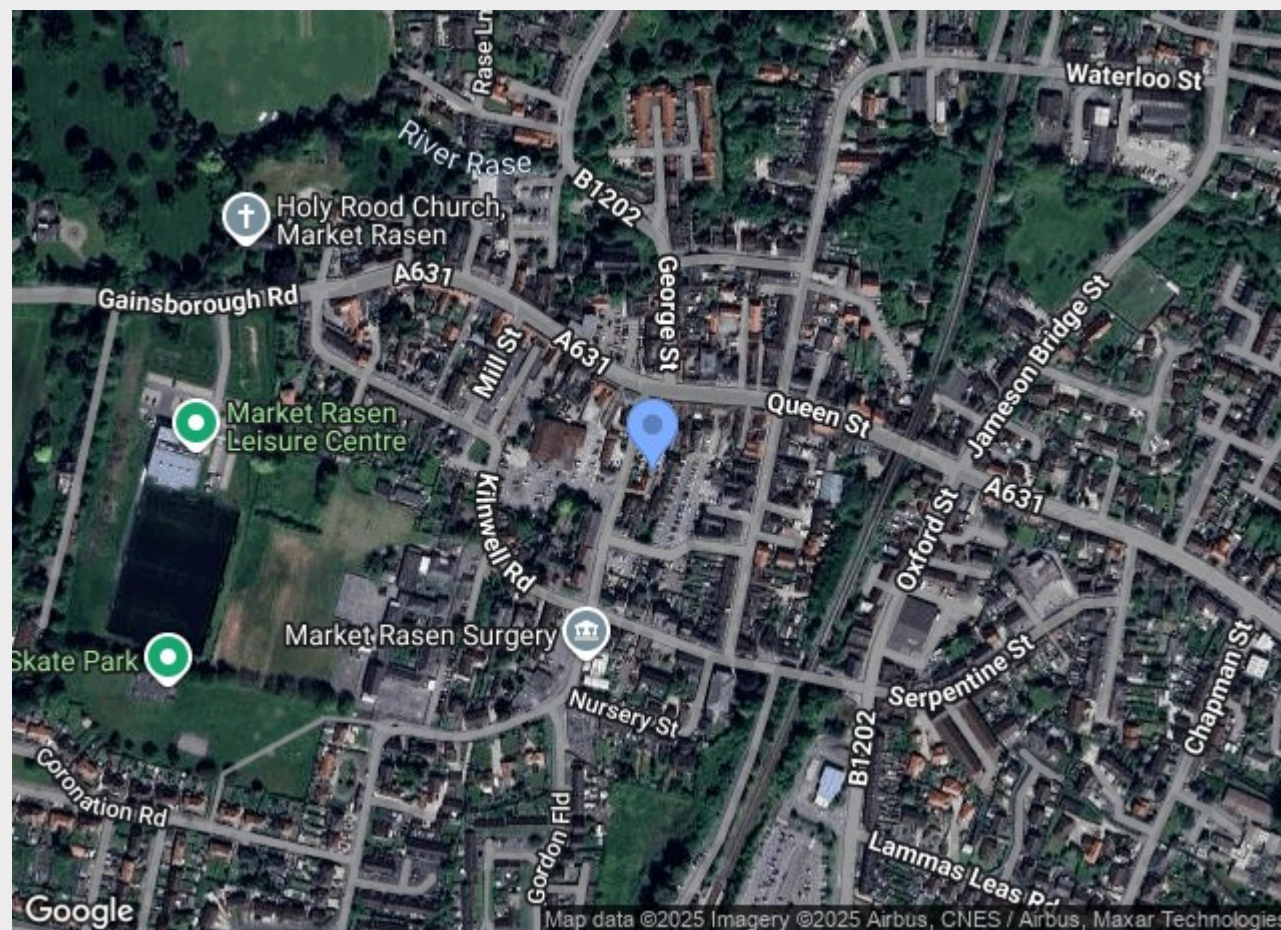
En-Suite Bathroom

8'0" x 5'4" (2.44 x 1.63)

Velux window white suite comprising: bath with matching side panel incorporating chrome shower hose and glazed screen, wash hand basin, low level flush wc, part tiling to the walls, floor tiling, central heating radiator.

Outside

Open plan patio area and gravelled areas to the front elevation with planted trees and shrubs
(note no rear garden)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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.