



24A, Market Place

| Market Rasen | LN8 3HL

£750 Per Month



Perkins George Mawer & Co.

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

# 24A

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NICE PAD! Conveniently positioned in the heart of Market Rasen. This charming attached house offers a delightful blend of modern comfort and historical character. Built in 1880, the property boasts a spacious layout, encompassing 861 square feet of well-designed living space.

As you enter your own private entrance, to the top of the stairs you are greeted with a light and airy landing, fully integrated modern kitchen, tastefully furnished reception room, perfect for both relaxation and entertaining. The two bedrooms provide ample space for rest, while the well-appointed bathroom ensures convenience for daily living. The is maisonette located above a beauty aesthetics business is ready for you to move in and make it your own, with stylish furniture that complements the home's character.

Situated in the vibrant Market Square, this property offers the best of inner-town living, with local shops, cafes, and amenities just a stone's throw away. The location is ideal for those who appreciate the charm of a market town while enjoying the comforts of modern life.

This home is perfect for individuals seeking a comfortable and stylish residence in a lively community. With its spacious interiors and prime location, this property is a rare find in Market Rasen. Don't miss the opportunity to make this delightful house your new home.

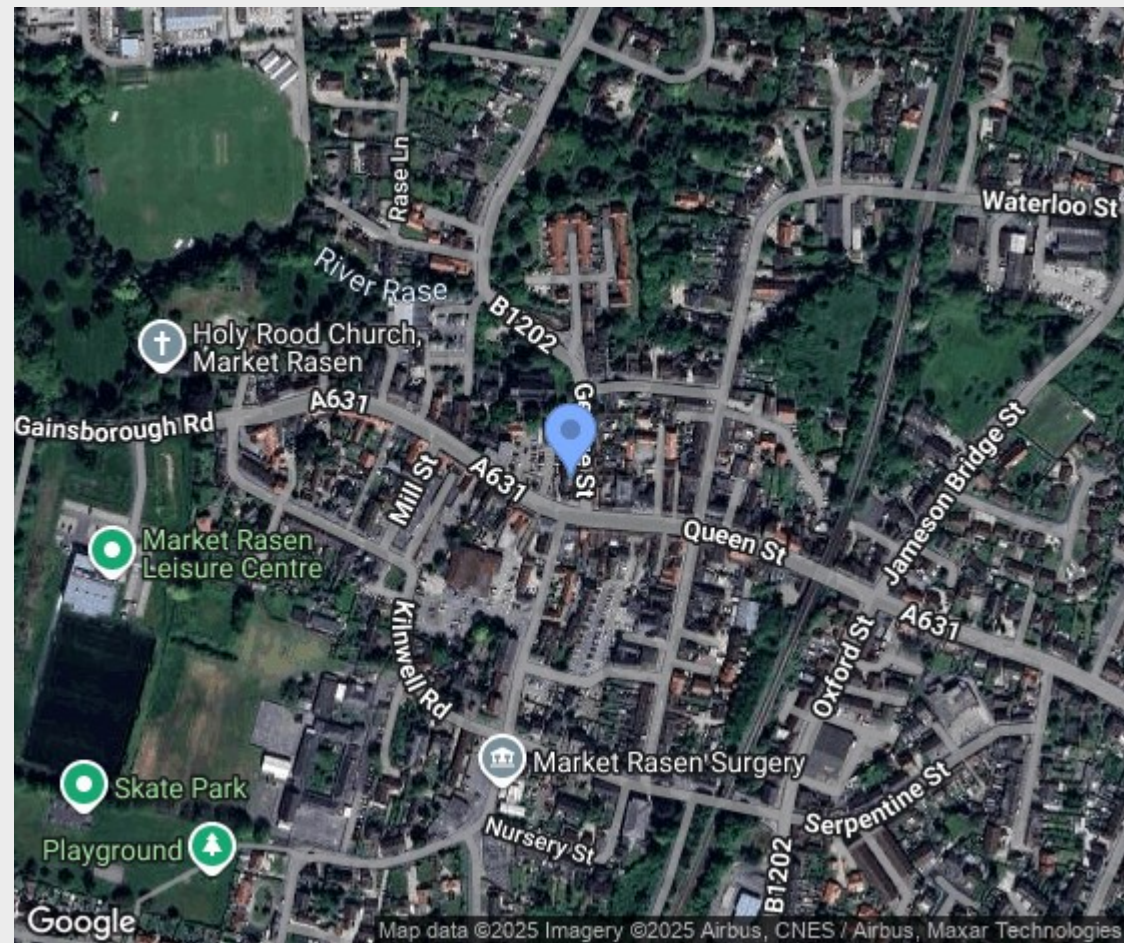
Parking in the Market Square is free, or other car parks available close by that allow permits.





| 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>                            | 68                         |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.