



1, Chapel Mews

Chapel Street | Market Rasen | LN8 3QZ

£164,995



Perkins George Mawer & Co.

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

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Chapel Mews | Chapel Street

Market Rasen | LN8 3QZ

£164,995

A Modern End Townhouse close to the Heart of Market Rasen and the Railway Station, making it a perfect option for any needing to commute or travel further afield. There are many Independent Shops, Cafes, Pubs, Tesco Supermarket and Co-Op Food Store all within walking distance. There are also Nurseries, Primary Schools and De Aston Secondary School within easy reach.

This home has Off Road Parking, which in town is quite a bonus, it is warmed by gas radiator heating and retained by uPVC double glazing. The Three Storey Accommodation comprises in brief: Reception Hall, Cloakroom, Living Room which is open plan to the Kitchen Area, On the First Floor there are Three Bedrooms and a Bathroom and on the Second Floor is the Main Bedroom and En-Suite Shower Room. Outside there is a Block Paved Driveway to the Front and a Manageable Rear Garden. It is Offered For Sale with No Onward Chain.

- Three Storey End Town House
- Ideal for Commuters
- Four Bedrooms
- Off Road Parking
- Town Centre Location
- Open Plan Living & Kitchen
- Bathroom plus En-Suite
- No Onward Chain

Reception Hall

Approached via half panelled entrance door with two double glazed inserts. Wood effect flooring. Radiator. Stairs to First Floor. White panel effect doors off.

Cloakroom

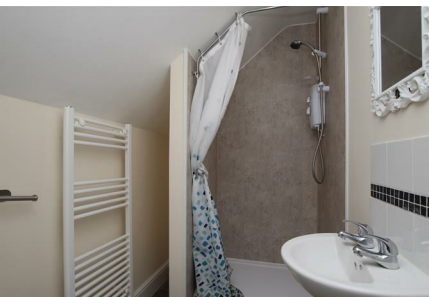
White suite of Low Level W.C. Pedestal wash basin. Gas boiler Radiator.

Open Plan Living/Kitchen Area - Living Area

13'3 x 14'9 (4.04m x 4.50m)

Window to side. One double and one single radiator. uPVC double glazed, double doors with matching side screens to Rear Garden. Under stairs cupboard. opening to:-





Kitchen Area

14'2 x 7'8 plus bay (4.32m x 2.34m plus bay)

Bay window to the front. Wood effect wall and base units with brushed steel handles. Roll top work-surfaces with inset one and a half bowl, single drainer stainless steel sink top. Matching wall mounted glass cabinet Built-in electric oven, hob and extractor. Tiled splashbacks. Double radiator.

First Floor Landing

White panel effect doors off. Stairs to Second Floor. Radiator.

Bedroom Two

10'5 x 14'9 (3.18m x 4.50m)

Window to rear. Radiator.

Bedroom Three

10'2 x 8'0 (3.10m x 2.44m)

Radiator. Window to front.

Bedroom Four/Study

6'3 x 6'5 (1.91m x 1.96m)

Radiator. Window to front.

Second Floor Landing

White panel effect door to:-

'L' Shaped Bedroom One

15'7 x 8'1 plus 7'7 x 3'3 (4.75m x 2.46m plus 2.31m x 0.99m)

Two storage cupboards. Two Velux rooflights. Radiator. White panel effect door to:-

En-Suite Shower Room

Step-in shower. Pedestal wash basin. Low Level W.C. White heated towel rail.

Front Garden & Parking

Block paved frontage with Parking for one car.

Rear Garden

Patio. Side gated access. Lawn and border.

Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: B - West Lindsey

Services: All mains services are connected

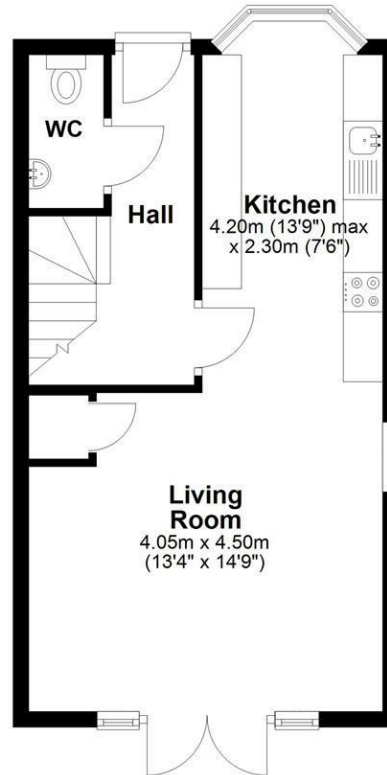


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(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	

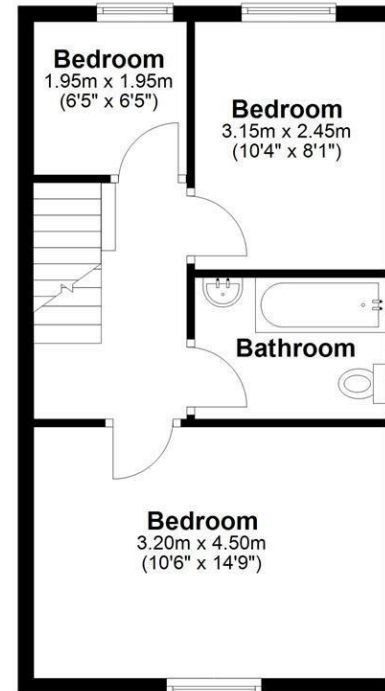
Ground Floor

Approx. 37.8 sq. metres (407.2 sq. feet)



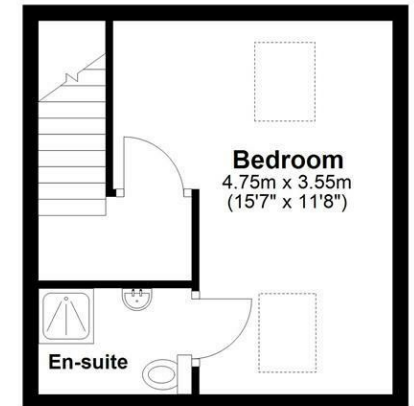
First Floor

Approx. 37.6 sq. metres (404.5 sq. feet)



Second Floor

Approx. 21.4 sq. metres (230.1 sq. feet)



Total area: approx. 96.8 sq. metres (1041.7 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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.