



35a, King Street

| Market Rasen | LN8 3BB

£130,000



Perkins George Mawer & Co.

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

# 35a

King Street |

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£130,000

A Three Storey, Georgian Style Terraced Home in the Centre of Market Rasen in Need of Refurbishment, which is ready for someone to make it their Cherished Home. Everything is accessible and at your 'Finger Tips' from Pubs, Restaurants, Co-op Food Store Leisure Centre, Nurseries, Primary and Secondary Schooling. There is also a Railway Station for anyone that needs to travel further afield.

Parking for One Car to the Rear, which is quite unique for such a central position. It has Gas Radiator Heating which is Retained by uPVC Double Glazing. Accommodation that comprises in brief: Living Room, Kitchen/Breakfast Room, First Floor Landing with Bathroom and Bedroom One, Second Floor Landing and Bedroom Two. Outside there is a Small Rear Garden and Parking for one car. Offered For Sale with No Onward Chain.

- Three Storey Terraced Home
- In Need of Refurbishment
- Kitchen/Breakfast Room
- Rear Garden
- Parking for One with Charge Point
- Living Room
- Two Bedrooms & Bathroom
- No Onward Chain

## Living Room

15'0 x 11'4 (4.57m x 3.45m)

Approached via composite front door with two double glazed inserts. Window to front. Radiator. Fireplace with wooden mantel. Steps up to:-





### Kitchen/Breakfast Room

9'11 x 9'9 (3.02m x 2.97m)

Fitted wall and base units. Roll top work-surface with inset one and a half bowl, single drainer sink top. Gas boiler. Understairs recess. Radiator. Tiled floor. Multi pane, uPVC double glazed door to Rear Garden.

### First Floor Landing

Stairs to Second Floor. Airing cupboard housing foam lagged hot water cylinder.

### Bedroom One

15'0 x 8'2 min plus wardrobe (4.57m x 2.49m min plus wardrobe)  
Window to front. Radiator.

### Bathroom

9'11 x 9'9 (3.02m x 2.97m)

Corner bath. Shower tray with shower over. Pedestal wash basin. Low Level W.C. Radiator. Window to rear.

### Second Floor Landing

Door to:-

### Bedroom Two

15'1 x 8'3 plus recess and wardrobe (4.60m x 2.51m plus recess and wardrobe)

Double wardrobe. Radiator. Window to front.

### Rear Garden

Astro turfed area. Part walled boundary. Electric Car Charging Point. Gate to:-

### Off Road Parking Space

Parking space for one car with Electric Charge Point in the Rear Garden.

### Additional Information

Tenure: Freehold

Services: All mains services are connected

Council Tax Band: A - West Lindsey

EPC Rating: E



## Floor Plan to Follow

| Energy Efficiency Rating                                                                                                               |           |           |
|----------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                                                                        | Current   | Potential |
| Very energy efficient - lower running costs                                                                                            |           |           |
| (92 plus) <b>A</b>                                                                                                                     |           | <b>85</b> |
| (81-91) <b>B</b>                                                                                                                       |           |           |
| (69-80) <b>C</b>                                                                                                                       |           |           |
| (55-68) <b>D</b>                                                                                                                       | <b>54</b> |           |
| (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 2002/91/EC  |           |           |

**Perkins George Mawer & Co**  
 Corn Exchange Chambers  
 Queen Street  
 Market Rasen  
 Lincolnshire  
 LN8 3EH

01673 843011  
[info@perkinsgeorgemawer.co.uk](mailto:info@perkinsgeorgemawer.co.uk)  
[www.perkinsgeorgemawer.co.uk](http://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.