



42, Lime Walk

| Market Rasen | LN8 3SP

£850 PCM



Perkins George Mawer & Co.

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

42

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KERB APPEAL! An excellent opportunity to acquire this attractive three-bedroom semi-detached home, situated on a quiet and highly regarded development within easy walking distance of Market Rasen town centre.

Immaculately presented throughout, this modern family home offers well-designed accommodation perfectly suited to contemporary living. The ground floor comprises a spacious lounge, a stylish open-plan kitchen/diner ideal for everyday living and entertaining, and the added convenience of a cloakroom/WC.

To the first floor are two well-proportioned double bedrooms, a versatile third bedroom suitable as a single room or home office, and a modern family bathroom featuring a shower over the bath.

Externally, the property enjoys a well-maintained front garden, a fully enclosed rear garden ideal for relaxing or entertaining, and allocated parking to the rear. Further benefits include gas central heating and double glazing throughout, providing comfort and energy efficiency all year round.

- Modern Semi Detached House
- Newly Decorated & New Carpets
- Ground Floor Cloakroom
- Gas C/H & Double Glazed
- Situated On Popular Small Development
- Lounge Diner & Kitchen
- 3 Bedrooms & Bathroom







Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (81-91) B | 82 | |
| (69-80) C | | |
| (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.