



2, Pasture Lane

| Market Rasen | LN8 3DT

£130,000



Perkins George Mawer & Co.

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



# 2

Pasture Lane |

Market Rasen | LN8 3DT

£130,000

A Cherished First Home within walking distance of the Town Centre. Market Rasen caters for all your 'Every Day' needs with a Tesco Supermarket, Aldi, Co-op Food Store, Railway Station, a good selection of Independent Shops, Bars, Pubs and Eateries and a Leisure Centre.

The home is warmed by gas radiator heating and retained by uPVC double glazing with pretty leaded diamond features. It has modern decor with up-to-date colour schemes give it a nice fresh feel and it has a nice open outlook to the rear. The well presented accommodation comprises Entrance Hall, Good Sized Living Room, Kitchen/Diner, Two Double Bedrooms and Bathroom with bath and shower. Outside there are Gardens to Front and Rear. This could be an ideal First Time Buy again or a sound Investment Purchase.

- Cherished First Home
- Modern Decor & Colour Palette
- Kitchen & Diner
- Enclosed Rear Garden
- Open Outlook to Rear
- Nice Sized Living Room
- Two Bedrooms & Bathroom
- Good F.T.B. or Investment

## Entrance Hall

Approached through uPVC entrance door with two double inserts. Radiator. Stairs to First Floor. White panel effect door to:-

## Nice Sized Living Room

18'8 x 10'11 (5.69m x 3.33m)

Box window to the front. Two radiators. Understairs storage. Doorway to:-







### Kitchen/Diner

9'0 x 13'8 (2.74m x 4.17m)

Range of fitted wood effect wall and base units. Roll top 'Terrazzo' style work-surfaces with inset enamel single drainer sink top. Built-in electric cooker, gas hob and extractor hood. Matching work-surface mounted cupboard housing gas boiler. Grey gloss finish 'Metro' style tiling. Radiator. Window to rear. Half uPVC double glazed door to garden.

### Landing

White panel effect doors off.

### Bedroom One

9'9 x 13'5 (2.97m x 4.09m)

Window to rear with open outlook. Radiator.

### Bedroom Two

9'8 x 13'5 into recess (2.95m x 4.09m into recess)

Storage recess. Radiator. Window to front.

### Four Piece Bathroom

White suite of panelled bath having mixer tap/shower attachment. Step-in shower cubicle. Pedestal wash hand basin. Low level w.c. Tiling to full height with border tile. Radiator.

### Small Walled Front Garden

### Enclosed Rear Garden

Patio. Lawn. Additional paved terrace.

### Additional Information

Tenure: Freehold


EPC Rating: T.B.C.

Services: T.B.C.

Council Tax Band: A - West Lindsey



# Floor Plan to Follow

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>		
(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 		

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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.