



41, Anglian Way

| Market Rasen | LN8 3RP

£750 Per Month



Perkins George Mawer & Co.

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

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GREAT STARTER HOME! This delightful end-terrace house on Anglian Way presents an excellent opportunity for first-time renters. Built in 1955, the property offers approximately 721 sq ft of well-designed living space suited to modern living.

Upon entering, you are welcomed by a small porch area leading through to a well-equipped modern kitchen. The property also benefits from a bright and inviting reception room, providing the perfect space for relaxing or entertaining guests.

Upstairs, there are two well-proportioned bedrooms, offering comfortable accommodation and plenty of natural light. The bathroom is fitted with contemporary fixtures, ensuring both comfort and practicality.

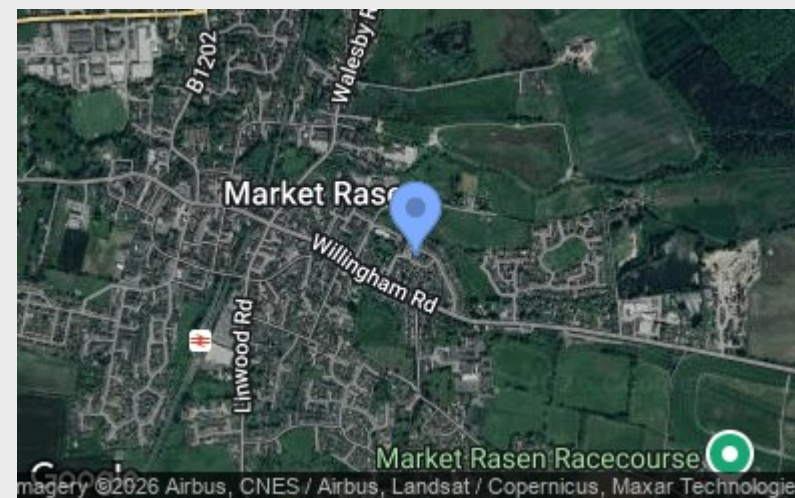
One of the standout features of the property is the lovely conservatory, which allows for an abundance of natural light and provides a peaceful space to enjoy views of the garden throughout the seasons.

Externally, the property benefits from a garage, offering additional storage or parking options, as well as space for one vehicle outside. There is also ample on-street parking available.

The location is particularly appealing, being within walking distance of the town centre and the train station, making it ideal for commuters or those wishing to enjoy convenient access to local amenities.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
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.