



Flat A. 2, Waterloo Street

| Market Rasen | LN8 3EP

£650 Per Month



Perkins George Mawer & Co.

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

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STYLISH TOWN CENTRE LIVING WITH PRIVATE PARKING! Welcome to Flat A, Waterloo Street—an impressive, recently refurbished apartment set right in the heart of Market Rasen. Combining modern design with everyday practicality, this home offers the perfect blend of comfort and convenience.

Inside, the apartment boasts three well-proportioned bedrooms, ideal for professionals, sharers, or anyone in need of extra space for guests or a home office. The bright and comfortable living room provides a relaxing retreat, while the well-appointed bathroom has been finished with modern living in mind. Additional storage space further enhances the functionality of the home.

Designed with contemporary loft-style living at its core, this property delivers a stylish and low-maintenance lifestyle.

One of the standout features is its prime town centre location—just moments from a variety of local shops, cafés, and essential amenities, placing everything you need right on your doorstep. Rare for such a central setting, the property also benefits from private parking, offering both convenience and peace of mind.

Flat A, Waterloo Street is more than just an apartment—it's an opportunity to enjoy modern living in a vibrant and highly sought-after location.

Early viewing is highly recommended—don't miss out!

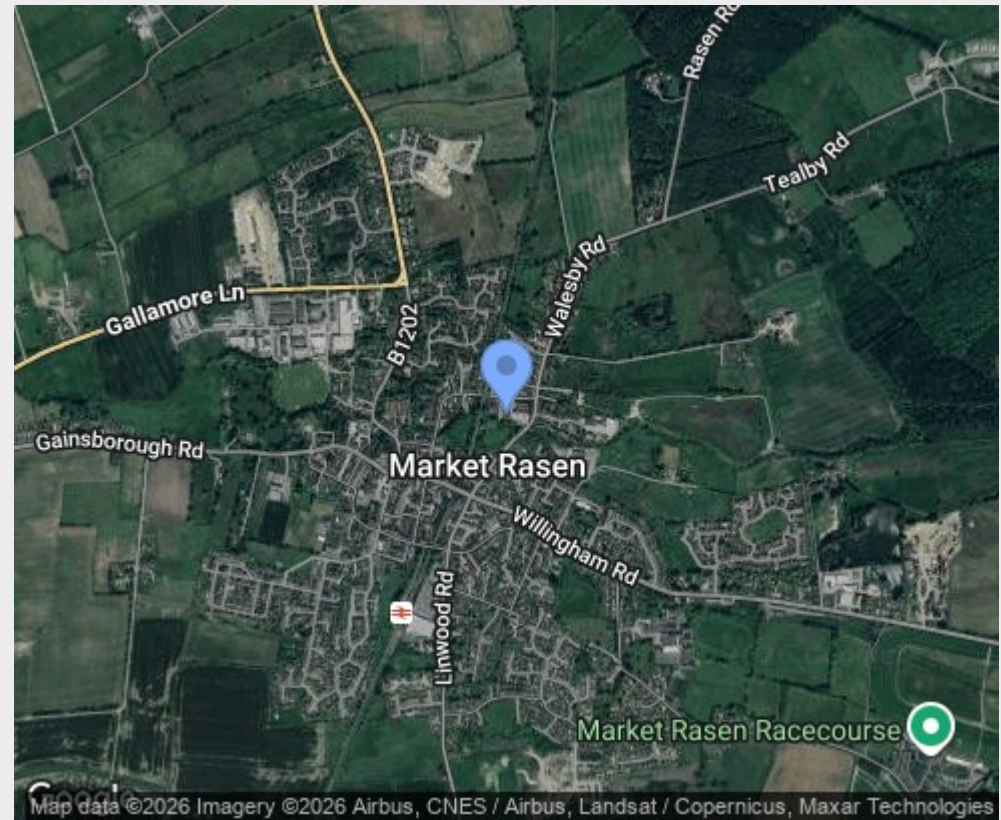
- Top Floor Maisonette
- 3 Bedrooms
- Electric Heating
- Town Location
- Recently Refurbished





### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            | <b>83</b>                                                                           |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            | <b>39</b>                  |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.