



Flat C 2, Waterloo Street

| Market Rasen | LN8 3EP

£600



Perkins George Mawer & Co.

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

Flat C 2

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THE HIGH LIFE! Spacious Character Apartment in the Heart of Market Rasen

Flat C, Waterloo Street offers a fantastic opportunity to enjoy comfortable living in the heart of Market Rasen. This deceptively spacious apartment is full of charm and character, making it ideal for couples or individuals seeking a unique place to call home.

The property boasts two generously sized bedrooms, providing plenty of space for both relaxation and practicality. A well-appointed reception room creates a warm and inviting setting—perfect for unwinding or entertaining guests.

The recently fitted kitchen is a standout feature, blending modern convenience with the apartment's traditional character. Completing the accommodation is a good-sized family bathroom with a shower over the bath, designed for everyday ease.

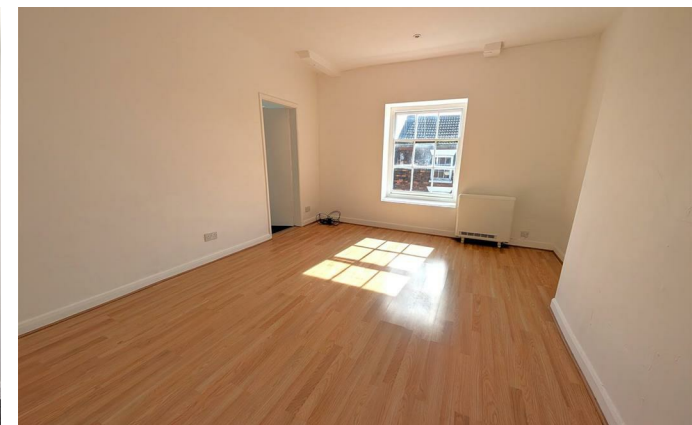
Ideally located, the property benefits from excellent access to local amenities, shops, and transport links, all just a short distance away. The large rooms throughout enhance the sense of space and natural light, offering a bright and airy living environment with plenty of scope to make it your own.

Combining charm, space, and a central location, this delightful apartment on Waterloo Street is not to be missed for those looking to enjoy the best of Market Rasen living

Lounge

12'53" x 14'59" (5.00 x 5.77)

Windows to the front elevation, wall mounted storage heater.





Kitchen

12'68" x 10'48" (5.38 x 4.27)

Windows to the front elevation, range of wall base and drawer units with working surfaces above, stainless steel sink unit.

Bedroom one

18'30" x 12'63" (6.25 x 5.26)

Window to the front elevation, wall mounted storage heater.

Bedroom two

12'69" x 10'09" (5.41 x 3.28)

Window to the front elevation, recess with hanging rails, wall mounted storage heater.

Bathroom

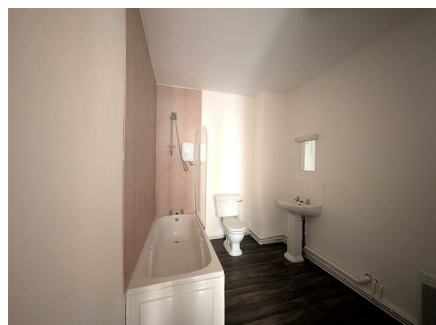
12'71" x 7'43" (5.46 x 3.23)

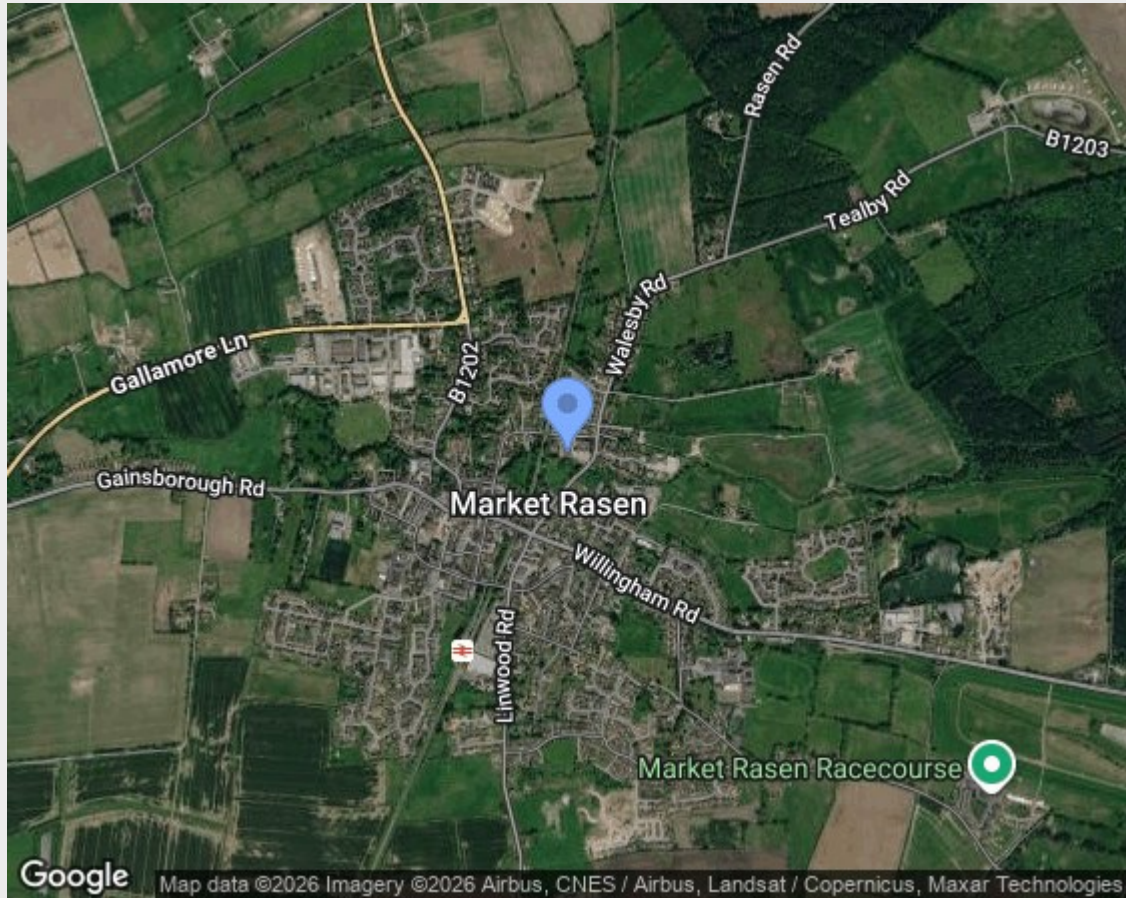
White suite comprising: bath with shower over, wash hand basin, low level flush wc, built in airing cupboard.


Walk in storage cupboard

8'01" x 4'17" (2.46 x 1.65)

Walk in storage cupboard off the hall way incorporating shelving.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	70
(55-68) D	
(39-54) E	45
(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.