



34, Lime Walk

| Market Rasen | LN8 3SP

£225,000



Perkins George Mawer & Co.

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

# 34

Lime Walk |

Market Rasen | LN8 3SP

£225,000

A Lovely, Modern Detached Home in a quiet, yet fairly central location, close to the heart of Market Rasen. There are Nurseries, Primary Schooling and the De Aston Secondary School. The town caters for all of your 'every day' needs including a Tesco Supermarket, Co-Op Food Store and a good selection of Independent Shops. There is a Doctors and Vets within the town and if you need to travel further afield you can catch the train at the local Railway Station.

This home is uPVC double glazing and has gas central heating, it comprises in brief; Reception Hall, Cloakroom, Living Room, Kitchen/Diner and Utility Room. On the First Floor there is a Landing, Three Bedrooms, an En-Suite Shower Room and Bathroom. Outside there is a small Front Garden, a Rear Garden and Parking Space plus a Single Garage.

- Quiet, yet Central Location
- Level Rear Garden
- Utility Room & Cloakroom
- En-Suite plus Bathroom
- Good Schooling Nearby
- Living Room & Kitchen/Diner
- Three Bedrooms
- Parking Space and Garage

## Reception Hall

Approached through half panelled entrance door with two double glazed inserts. Double radiator. Stairs to first floor. White panel effect doors off.

## Cloakroom

White suite of Low Level W.C. and wash hand basin. Radiator.

## Living Room

17'5 x 9'11 plus bay (5.31m x 3.02m plus bay)

Walk in bay window to the front. Two double radiators. Double opening, double glazed doors to rear garden.





### Kitchen/Diner

17'6 x 9'0 (5.33m x 2.74m)

Range of cream, high-gloss finish, wall and base units. Roll top wood effect work-surface with inset single drainer, stainless steel sink top. Built-in electric oven, gas hob and extractor. Tiled splashbacks. Space for dishwasher. Windows to front and rear. Double radiator. Window to rear.

### Utility Room

5'6 x 6'3 (1.68m x 1.91m)

Matching base unit, work-surface and tiled splashbacks. Space for washing machine. Gas boiler. Half panelled and half double glazed door to rear garden.

### Landing

Access to loft. Radiator. Window to rear.

### Bedroom One

10'3 x 10'10 plus recess and wardrobe (3.12m x 3.30m plus recess and wardrobe)

Window to front. Double radiator. Built-in wardrobe/cupboard. Door to:-

### En-Suite Shower Room

White suite of step-in shower cubicle. Pedestal wash basin. Low Level W.C. Tiled splashbacks. Radiator. Window to front.

### Bedroom Two

10'4 x 9'0 (3.15m x 2.74m)

Window to front. Double radiator.

### Bedroom Three

6'10 x 9'9 (2.08m x 2.97m)

Double radiator. Window to rear.

### Bathroom

Panelled bath with shower and screen over. Pedestal wash basin. Low Level W.C. Tiling to water sensitive areas. Radiator. Window to rear.

### Front Garden

Enclosed by wrought iron fencing and gate. Lawn.

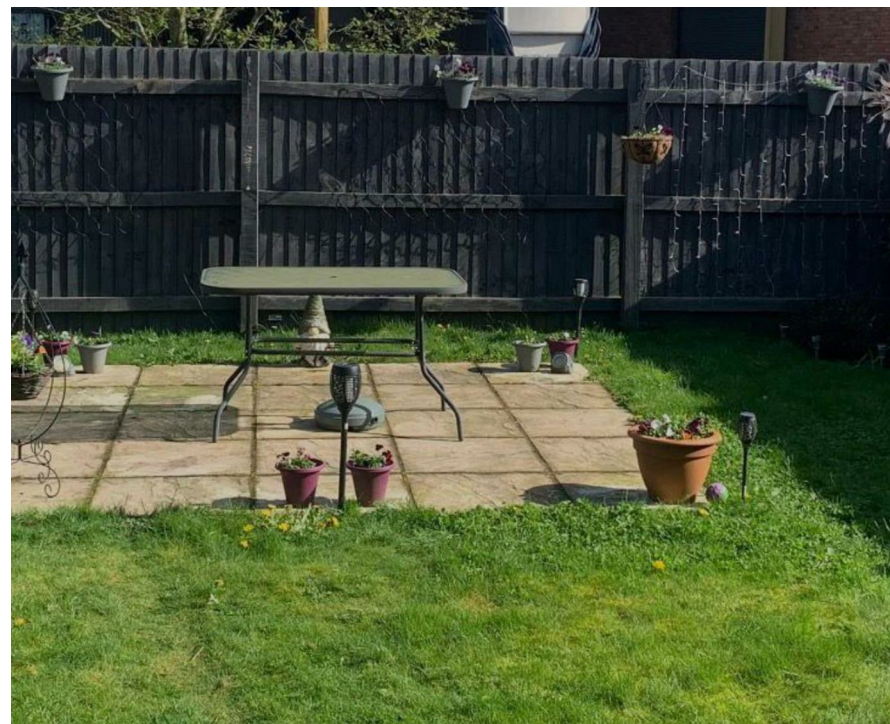
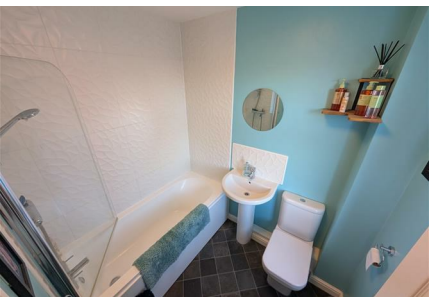
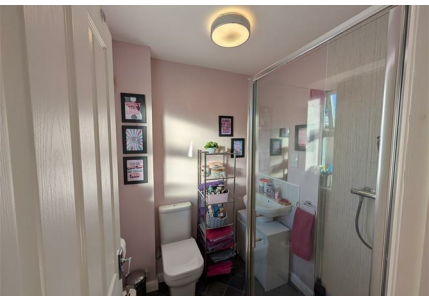
### Good Sized & Level Rear Garden

Gated rear access. Patio and additional paved terrace. Lawn.

### Additional Information

Tenure: Freehold // EPC Rating: B // Maintenance Charge: Fees are approximately £120.00 per 6 months.

Council Tax Band: C - West Lindsey // Services: T.B.C. // Leak to En-Suite will need fixing by incoming owner, this has been taken into account in our pricing





## Floor Plan to Follow

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>82</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.