



## 6, Granary Court

Church Street | Market Rasen | LN8 3ET

£100,000



Perkins George Mawer & Co.

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

# 6

Granary Court | Church Street  
Market Rasen | LN8 3ET  
£100,000

Three Storey Conversion with Scope to Improve, Stamp your own Style and Personality. Situated close to town, you are handy for all services including Nurseries, Primary and Secondary Schooling, the Railway Station if you need to travel further afield plus a good selection of Local Independent Shops, Tesco Supermarket and a Co-Op Food Store.

The accommodation has Sealed unit and uPVC double glazing and is warmed by Gas radiator heating. It comprises in brief: Dog-Legged Reception Room, Utility Room and Bedroom. First Floor Lounge/Diner and Kitchen. Second Floor there are Two Further Bedrooms, En-Suite to Main Bedroom and Separate Bathroom. Outside there is No Garden but there are Two Parking Spaces. Offered For Sale with No Chain.

- Three Storey Conversion
- Central Town Location
- Lounge/Diner plus Kitchen
- Bathroom plus En-Suite
- Scope to Modernise
- Ground Floor Reception & Utility
- Three Bedrooms
- No Chain

### Main Entrance Rooms

13'2 x 7'5 plus 8'3 x 6'6 (4.01m x 2.26m plus 2.51m x 1.98m)  
Approached via hardwood door. Tiled flooring. Double Radiator. Window to front. Beam. Doors to Utility Room and Bedroom Three.

### Utility Room

7'1 x 4'1 (2.16m x 1.24m)  
Fitted with work-surface having inset stainless steel sink unit and drainer. Fitted base unit. Tiled flooring.

### Bedroom Three

14'11" x 10'5" (4.55m x 3.18m)  
uPVC double glazed window to the rear elevation. Beam to the ceiling. Double radiator





### First Floor Accommodation

Staircase leading to the Second Floor. Door to:-

#### Lounge/Diner

27'11" x 8'2" minimum plus recess (8.51m x 2.49m minimum plus recess)

Windows to the front and side elevations. Black fire surround. Two double radiators. Beam. Twin glazed doors leading to:-

#### Kitchen

11'1" x 9'9" (3.38m x 2.97m)

Window to the rear elevation with window seat. Range of wall and base units. Roll top work-surfaces with inset sink and drainer. Built-in oven and hob. Double radiator.

### Second Floor Accommodation

Loft access. Beam. Radiator.

#### Bedroom One

13'4 x 11'3" (4.06m x 3.43m)

Sealed unit double glazed windows to the front and side elevations. Fitted bedroom furniture. Double radiator. Door to En-Suite Shower Room.

#### En-Suite Shower Room

Tiled shower cubicle. Low Level W.C. Pedestal wash hand basin.

#### Bedroom Two

11'1" x 9'11" (3.38m x 3.02m)

uPVC double glazed window to the rear elevation. Built-in double wardrobe. Built-in double door cupboard housing the combi boiler. Double radiator.

#### Bathroom

uPVC double glazed window to the side elevation. Corner bath with combination tap/shower fitment. Low Level W.C. Pedestal wash hand basin. Radiator.

### Outside - Two Car Parking Spaces

No Garden with this property but there are two car parking spaces to the side of the building.

### Additional Information

Tenure: T.B.C.

Services: T.B.C.

Council Tax Band: A - West Lindsey

EPC Rating: E



## Floor Plan to Follow

| Energy Efficiency Rating                                                            |           |           |
|-------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                     | Current   | Potential |
| Very energy efficient - lower running costs                                         |           |           |
| (92 plus) <b>A</b>                                                                  | <b>53</b> | <b>86</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                                         |           |           |
| 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.