



1, Lime Walk

| Market Rasen | LN8 3SP

£700 Per Month



Perkins George Mawer & Co.

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

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GROUND FLOOR APARTMENT Nestled in the heart of Market Rasen, this modern ground floor apartment on Lime Walk offers a delightful blend of comfort and convenience. Built in 2014, the property boasts a contemporary design with good-sized rooms that provide ample space for relaxation and entertaining.

The apartment features two well-proportioned bedrooms, modern kitchen with integrated oven and hob, perfect for a small family or professionals seeking a peaceful retreat. The inviting reception room serves as a welcoming area for guests and is ideal for unwinding after a long day. The bathroom is thoughtfully designed, ensuring both functionality and style.

One of the standout features of this property is the small garden, which offers a charming outdoor space for enjoying fresh air and sunshine. Additionally, the apartment comes with the added benefit of parking for two vehicles, a rare find in such a central location.

Situated in a vibrant community, this apartment is conveniently located near local amenities, making it an excellent choice for those who appreciate easy access to shops, cafes, and transport links. Whether you are looking to buy or rent, this property presents a wonderful opportunity to enjoy modern living in a desirable area. Don't miss the chance to make this lovely apartment your new home.

Reception Hall

Approached via half panelled entrance door with two double glazed inserts. Tiled floor. Radiator. Coat/Storage cupboard.

Living Room

11'10 x 11'11 (3.61m x 3.63m)

Windows to front and side. Two Radiators.





Kitchen/Breakfast Room

11'10 x 9'5 (3.61m x 2.87m)

Cream coloured wall and base units. Roll top work-surfaces with inset one and a half bowl single drainer sink top. Built-in double oven, gas hob and extractor. Matching cupboard housing gas boiler. Window to front. Radiator. Tiled floor. Open to:-

Rear Lobby Area

6'9 x 3'4 (2.06m x 1.02m)

Tiled floor. Radiator. Half panelled and half double glazed door to garden.

Bedroom One

11'8 x 11'1 (3.56m x 3.38m)

Tiled floor. Window to side. Radiator.

Bedroom Two

10'2 x 8'3 (3.10m x 2.51m)

Window to side. Radiator.

Bathroom

White suite of panelled bath having shower and screen over. Pedestal wash basin. Low Level W.C. Tiling to water sensitive areas. Chrome heated towel rail.

Outside

Rear Garden

Gated access. Patio area. Two areas with 'astro-turf'. Timber Garden Shed.

Additional Information

Council Tax: Band A - West Lindsey

Services: All mains services are connected

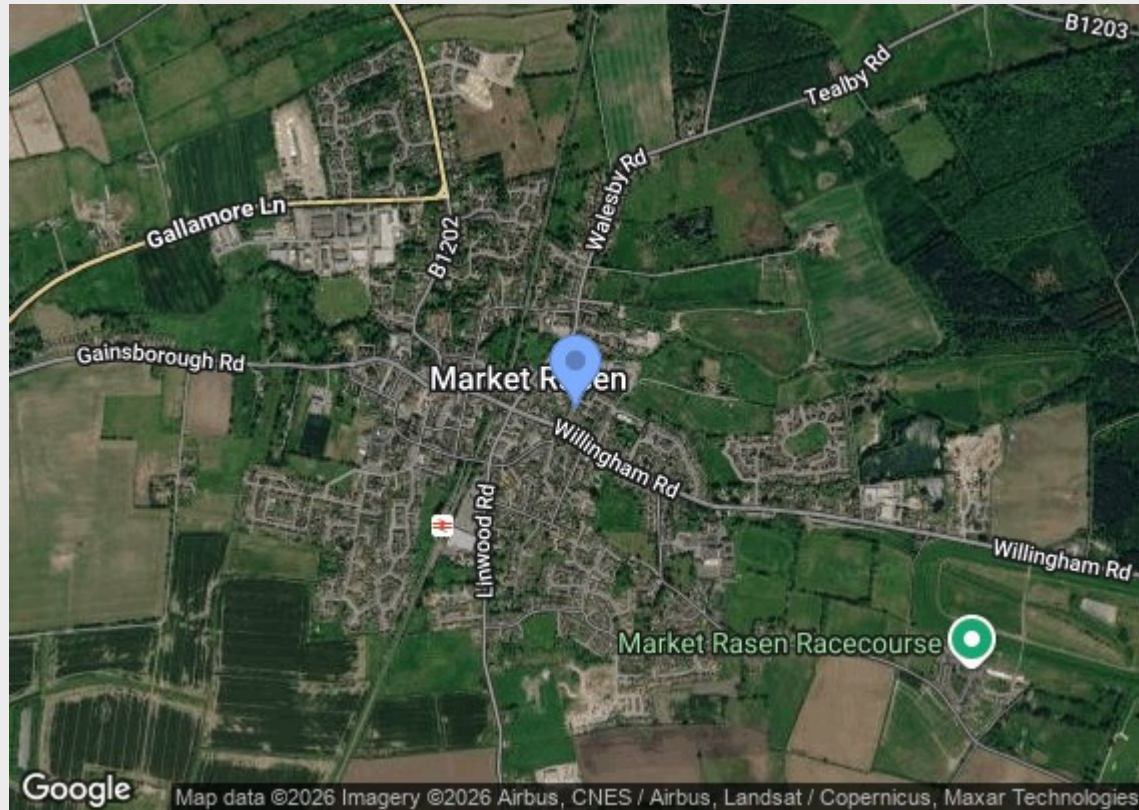
Tenure: Leasehold - 118 years Lease Remaining


Costs: Management Fee. £275.15 twice yearly.

EPC. C

Two Parking Spaces





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	79
(55-68) D	79
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC 

Perkins George Mawer & Co
 Corn Exchange Chambers
 Queen Street
 Market Rasen
 Lincolnshire
 LN8 3EH

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

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.