



1, Waverley Mews

Queen Street | Market Rasen | LN8 3EH

£775 PCM



Perkins George Mawer & Co.

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

1

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CENTRAL LOCATION! Tucked away within the sought-after Waverley Mews development on Queen Street, this well-presented two-bedroom end-terrace home offers modern, low-maintenance living just a short stroll from the heart of Market Rasen.

The ground floor comprises a modern fitted kitchen with integrated oven and hob, a convenient cloakroom, and a spacious living room with patio doors opening onto the enclosed, easy-to-maintain rear garden – perfect for relaxing or entertaining.

To the first floor are two well-proportioned bedrooms and a modern family bathroom.

Occupying a private position within the development, the property enjoys a peaceful setting whilst remaining within easy walking distance of Market Rasen's excellent range of independent shops, supermarkets, cafés, restaurants and other everyday amenities.

Further benefits include double glazing, efficient modern accommodation, and a manageable garden, making this an ideal home for professionals, couples or a small family seeking the convenience of town centre living in a quiet location.

Early viewing is highly recommended.

Main Entrance

Lounge

13'74" max x 12'05" (5.84 max x 3.78)





Cloak room

Kitchen

10'72" x 6'50" (4.88 x 3.10)

Staircase and landing

Bedroom one

13'66" x 10'05" (5.64 x 3.18)

Bedroom two

12'96" x 6'93" (6.10 x 4.19)

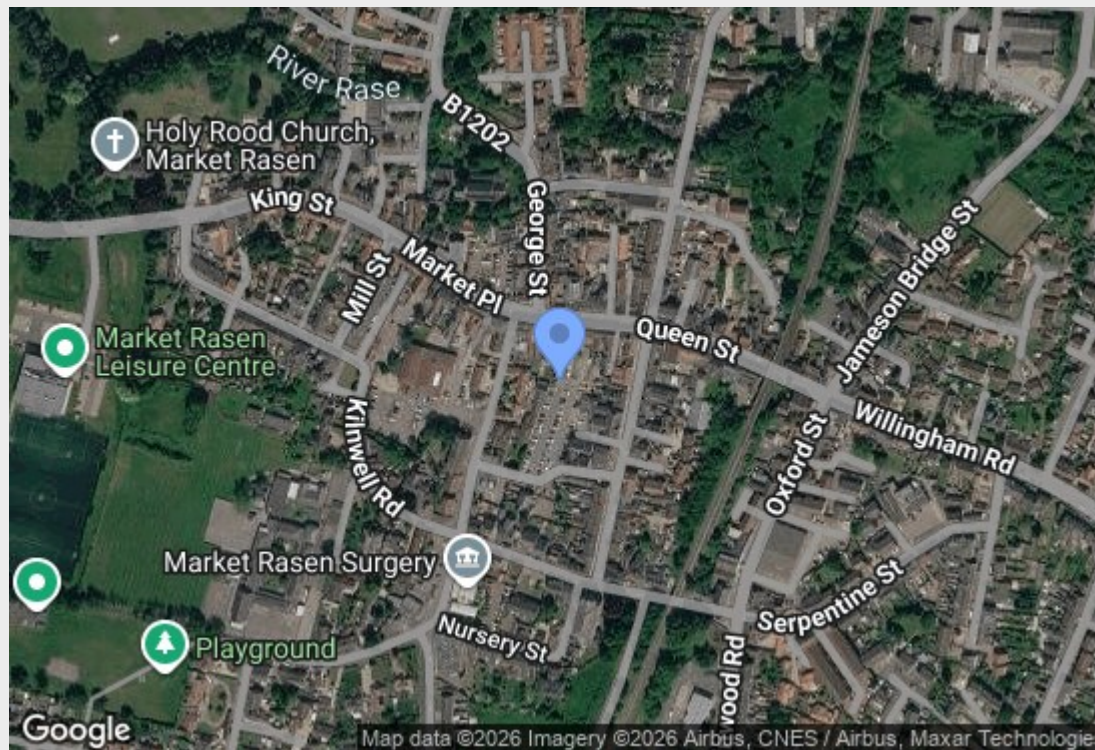
Bathroom

6'49" x 6'33" (3.07 x 2.67)

Outside







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(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.