

35a, King Street

| Market Rasen | LN8 3BB

£165,000

Perkins George Mawer & Co.

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

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Exquisitely Refurbished Three Storey Home in Market Rasen. Centrally located, so within Easy Walking Distance of Independent Shopping, Co-Op Food Store, Library, Vets, Doctors, Schooling and the Railway Station if anyone needs to travel further afield. The own is also well served by Pubs, Bars, Restaurants and a Leisure Centre.

This Gorgeous Home has been Lovingly Restored and Refurbished to its Former Glory and Beyond. There is new Flooring Throughout, a Re-Fitted, Kitchen/Breakfast Room, Sumptuous and Stylishly Re-Fitted First Floor Shower Room, New Gas Radiator Heating and a Total Makeover Inside and Out. There is Georgian Style Multi Pane Double Glazing to the Front, keeping an Authentic Look and uPVC Double glazing to the Rear. The Beautifully Decorated Accommodation Comprises in Brief; Living Room, Re-Fitted Kitchen/Breakfast Room, First Floor Landing with Bedroom One and Good Sized Opulent Shower Room, Second Floor Landing Bedroom Two. Outside there is a Low Maintenance Rear Garden with Slate Chippings, a Parking Space and E.V. Point. Offered For Sale with No Onward Chain.

- Exquisitely Refurbished Town House
- Lovingly Restored Throughout
- Stylish & Re-Fitted Kitchen
- Two Double Bedrooms
- Three Storey Georgian Style Home
- Living Room with Feature Fireplace
- Luxuriously Re-Fitted Shower Room
- Parking & Rear Garden

Living Room

14'11 x 11'5 minimum plus recesses (4.55m x 3.48m minimum plus recesses)
Approached through composite entrance door with two opaque double glazed inserts with leaded style features. Georgian style window to front. Oak door to meter cupboard. Feature fireplace. Beam to ceiling. Radiator in decorative cover. Oak door to:-



















Stylish & Re-Fitted Kitchen/Breakfast
10'1 average x 9'8 average (3.07m average x 2.95m average)
Pale grey wood effect base and worksurface mounted units. Worksurface mounted cupboard housing gas boiler and all with 'Brushed Gold' effect handles. Wood effect worksurface with Belfast style sink. Space under worksurface for washing machine. Electric oven, hob and extractor hood. Recess for Fridge/Freezer. Window to the rear. Multi pane double glazed door to rear. Stairs to First Floor.

First Floor Landing
Oak doors off. Stairs to Second Floor. Double radiator.

Bedroom One
15'0 x 8'2 plus walk-in cupboard (4.57m x 2.49m plus walk-in cupboard)
Ornate ceiling rose. Georgian style window to front. Double radiator. Oak door to Walk-in storage cupboard/wardrobe with light.

Luxuriously Re-Fitted Shower Room
9'10 average x 8'11 minimum (3.00m average x 2.72m minimum)
Full width shower enclosure with 'Brushed Gold' effect Rain Shower, Second Shower Attachment and Opaque 'Reeded' Glass Screen. Honeycomb design tiling to shower enclosure. Low level W.C. Twin Wash Hand Basins on Antique style Wash Stand with Two Double Cupboards under and Vanity Lighting Over. Black heated towel rail. Window to rear.

Second Floor Landing
Oak door off.

Bedroom Two
15'3 average x 8'2 average plus two recesses (4.65m average x 2.49m average plus two recesses)
Ornate ceiling rose. Double radiator. Georgian style window to front.

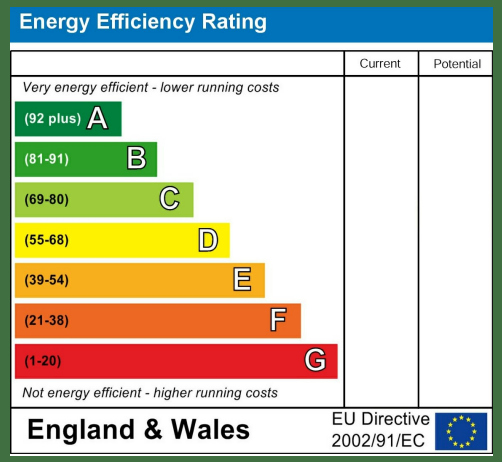
Low Maintenance Rear Garden
Finished with Lavender Shade Slate. E.V. Point. Wrought iron gate to:-

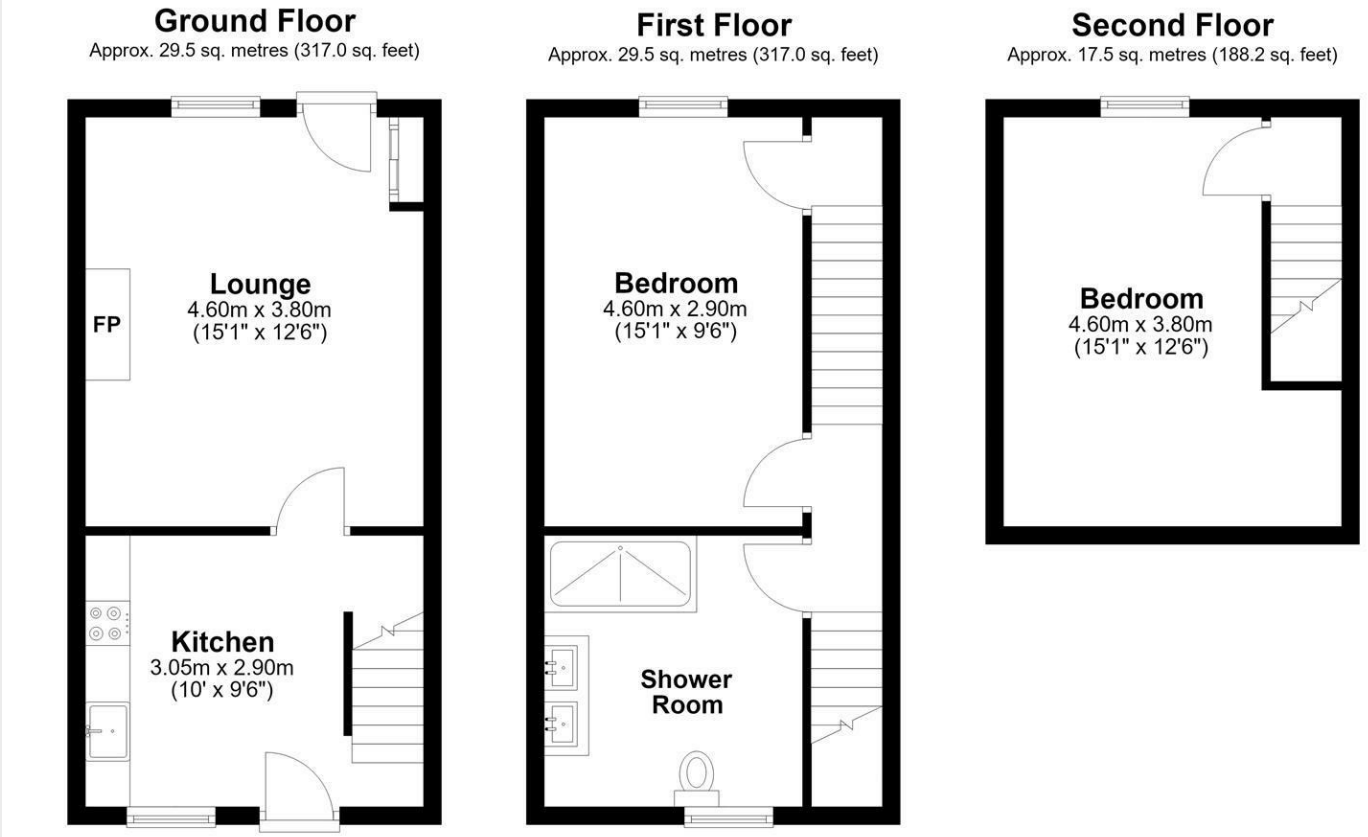
Allocated Parking Space
Situated to the rear of the garden.

Additional Information
Tenure: Freehold
Services: T.B.C.
Broadband: T.B.C.
EPC Rating: T.B.C.
Council Tax Band: A - West Lindsey









Total area: approx. 76.4 sq. metres (822.1 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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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.