



**Perkins George Mawer & Co.**

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



## 2 Riverside

Market Rasen  
LN8 3ST

Guide Price **£147,000**  
**Freehold**

Lounge with bay window.  
Dining Kitchen with cooker.  
Cloak room.  
Three bedrooms.  
Bath and shower.  
Upvc double glazing.  
Gas central heating.  
gardens.





### Location

Market Rasen is a small market town offering a range of shopping and schooling facilities to include primary school, De-Aston comprehensive school, railway link to mainline stations, golf club and Lincolnshire's only racecourse.

The Historic City of Lincoln, the port of Grimsby, the Humber Bank, Humberside International Airport, Doncaster Airport and the A1 road link & M180 motorway link are within commuting distance.



### Directions

From Perkins George Mawer and Co office on Queen Street, head east. Go straight over the crossroads onto Willingham Road, continue along taking a left turn onto Pasture Lane. Continue and the entrance to Riverside will be found on your left.

### Lounge

15'5" x 16'10" into bay Upvc double glazed bay window to front elevation, composite main entrance door, TV Point, telephone point, central heating radiator, stairs leading to first floor accommodation with open storage area below.



### Kitchen Diner

15'4" x 8'8" Upvc double glazed window to the rear elevation, Upvc double glazed french doors leading out to the rear garden, fitted with a range of modern white high sheen wall base and drawer units with complementary roll edge working surfaces above, 1 ½ bowl stainless steel sink unit and drainer, space for fridge freezer, space and plumbing for washing machine, stainless steel integrated electric oven, 4 ring gas hob with extractor canopy above, splash back wall tiling, central heating radiator, ceramic tiled flooring, door leading to WC.



### Cloak Room/WC

4'8" x 2'11" Low level flush WC, wall mounted wash hand basin with splash back tiling, laminate wood effect flooring, central heating radiator, extractor fan.

### Staircase and landing

Built in storage cupboard, built in airing cupboard incorporating shelving, loft access, smoke alarm.

### Bedroom 1

13'4" x 8'8" max Double glazed window to front elevation, central heating radiator.

### Bedroom 2

10'8" x 8'10" Double glazed window to rear elevation, central heating radiator.

### Bedroom 3

7'3" x 7'1" Double glazed window to front elevation, central heating radiator.

### Family Bathroom

6'2" x 6'2" Upvc double glazed frosted window to the rear elevation, white 3-piece suite comprising panelled bath incorporating a chrome shower hose and head over, pedestal wash hand basin with splash back tiling, part tiling to the walls, low level WC, central heating radiator, extractor fan, shaver wall point, laminate wood effect flooring.

### Outside

Small open plan garden to the front elevation with paved pathway leading to the main and side elevations having gravel planted borders and two allocated parking areas.

The rear garden is predominantly laid to lawn with a raised decking seating area, selection of planted shrubs and flowers having screen wall and panelled fencing to the side and rear boundaries.

### Tenure & Possession

Freehold

Vacant possession will be given on completion on the purchase.

### Services



The owner/occupier informed us that any services; or appliances (including central heating if fitted) referred to in this brochure operates satisfactorily, but they have not been checked. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliance.

### **Outgoings**

The property falls into Council Tax Band C payable to West Lindsey District Council, Guildhall, Marshalls Yard, Gainsborough DN21 2NA Tel: 01427 676676

### **Fixtures & Fittings**

Only those items described within these sales particulars are included within the sale.

### **Brochure Details**

This brochure including photography was prepared by Perkins, George Mawer & Co. In accordance with the sellers instructions of July 2020.

### **Viewing**

Strictly through the Selling Agents at their Market Rasen office. Tel: 01673 843011

### **Opening Hours**

Monday to Friday : 9 am to 5 Pm - Saturday 9 am to 12.00 pm

### **Website**

You will find a further selection of our properties if you log onto

[www.perkinsgeorgemawer.co.uk](http://www.perkinsgeorgemawer.co.uk)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

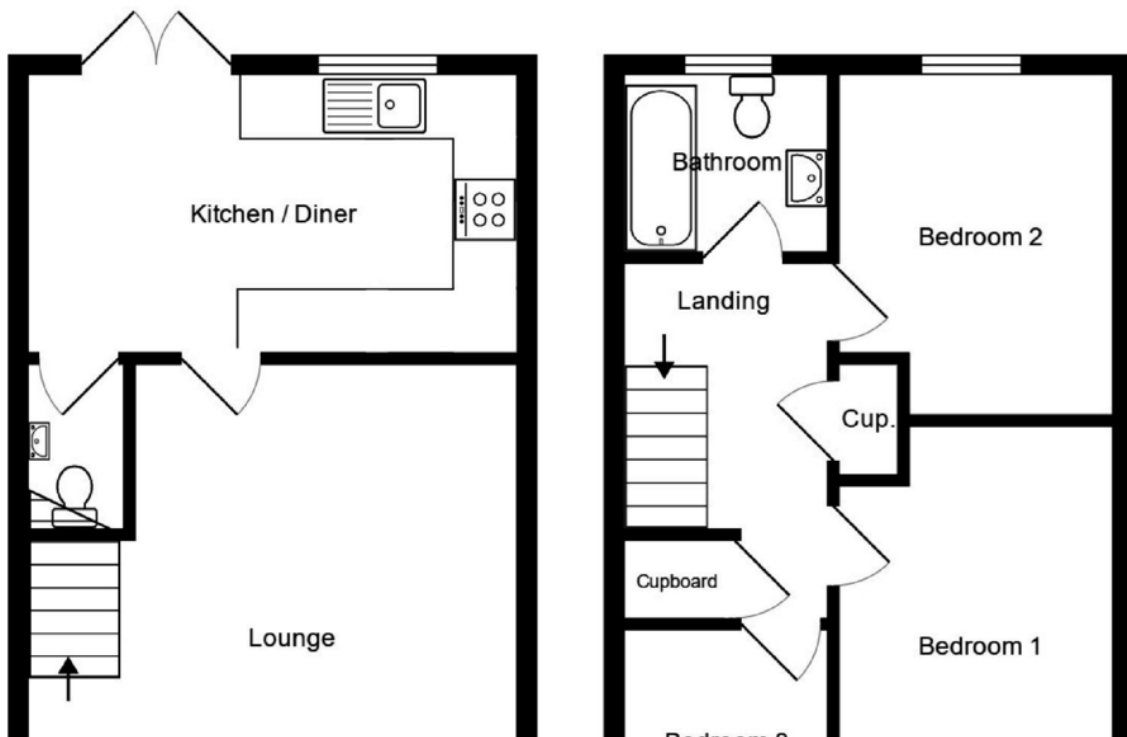
[www.uklandandfarms.co.uk](http://www.uklandandfarms.co.uk)



Local Authority  
Council Tax Band  
EPC Rating

TBC

Links2Lincs floor plans are for guide use only  
and should not be relied upon for decision making  
information or dimensions and layout accuracy.



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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.