



**Perkins George Mawer & Co.**

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



### **10 Walnut Court**

Market Rasen  
LN8 3BA

Asking Price Of **£120,000**  
**Freehold**

Modern End Town House  
Kitchen With Cloakroom Off  
Lounge  
2 Bedrooms & Bathroom  
Gas C/H & Double Glazed  
Enclosed Rear Garden  
Driveway Parking





## GENERAL DESCRIPTION

Modern end town house being convenient for Market Rasen town centre and all amenities briefly comprising dining kitchen with cloakroom off, lounge with stairs to first floor level two bedrooms and bathroom. The property also being provided with gas central heating, double glazing and having enclosed rear garden, garden to front and allocated drive parking.

## DIRECTIONS

Travelling from Perkins George Mawer & Co follow Queen Street to the traffic lights, continue straight ahead onto Willingham Road turning right onto Chapman Street continue to the end turning right onto Walnut Court where the property can be found in the left hand corner.

## KITCHEN DINER

with window to rear, wall and base units incorporating integrated oven hob and extractor over, stainless steel sink and radiator

## CLOAKROOM

containing pedestal hand wash basin, low level w.c. radiator and extractor

## LOUNGE

with box bay window to front, radiator and stairs to

## FIRST FLOOR LANDING

having cupboard and access to roof area

## BEDROOM ONE

with window to front, radiator and walk in cupboard

## BEDROOM TWO

having window to rear and radiator

## BATHROOM

with window to rear, radiator and suite comprising panelled bath with shower over, low level w.c. and pedestal hand wash basin

## OUTSIDE

having enclosed rear garden with pedestrian

gate to rear and open front garden with driveway  
parking

**Local Authority**  
**Council Tax Band**  
**EPC Rating**

West Lindsey District Council  
A  
TBC

**Perkins George Mawer & Co**

Corn Exchange Chambers  
Queen Street  
Market Rasen  
Lincolnshire  
LN8 2EH

**Contact**

01673 843011  
Residential@perkinsgeorgemawer.c  
o.uk  
[www.perkinsgeorgemawer.co.uk](http://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.