



9 Nursery Street

| Market Rasen | LN8 3AB

£115,000



Perkins George Mawer & Co.

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

9

Nursery Street |

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An opportunity to purchase this two bedroom attractive end of terrace property located in the heart of Market Rasen and being close to local amenities.

Offering well presented accommodation the property comprises lounge, dining room being open to a fitted kitchen, ground floor shower room and garden room to the ground floor. Whilst to the first floor are two double bedrooms, the master with en suite bathroom. Externally there is a cottage style garden to the front and larger than average rear garden with a summer house and garden shed. There is no parking with this property.

A viewing is highly recommended to appreciate the accommodation on offer.

- End Terrace Property
- Shower Room & Ensuite Bathroom
- Sun Room
- Two Double Bedrooms
- Two Reception Rooms
- Gardens & External Garden Room

Lounge

11'10" max x 11'3" max (3.61 max x 3.43 max)

With hard wood door leading to the front elevation, window to the front elevation, television and telephone points, modern chrome gas fire with beech effect surround having black marble effect back and hearth, central heating radiator, laminate wood effect flooring and door leading through to the staircase and dining room.





Dining Room

9'11" min x 11'8" min (3.02 min x 3.56 min)

Glazed door leading through to the conservatory/sun room, archway leading through to the kitchen, central heating radiator, useful under stairs storage cupboard and laminate wood flooring.

Kitchen

11'5" min x 5'8" min (3.48 min x 1.73 min)

Having a range of maple effect shaker style wall and base units with rolled edge work surfaces over and incorporating a stainless steel one and a half bowl drainer sink unit with mixer tap, built in stainless steel oven with ceramic glass hob, integrated under counter fridge, high gloss splash back wall tiling, laminate wood effect flooring, central heating radiator, door leading through to the ground floor utility/shower room and double glazed UPVC window to the side elevation.

Garden Room

13'11" x 5'5" (4.24 x 1.65)

Part glazed door leading to the front and rear elevations and tiled flooring.

Ground floor shower room

9'11" min x 11'8" min (3.02 min x 3.56 min)

With UPVC double glazed window to the side elevation and comprising walk in glazed shower cubicle, pedestal wash hand basin, low level flush WC, wall mounted combination boiler unit, central heating radiator, extractor fan, tile effect flooring and plumbing for automatic washing machine.

Landing

With loft access, doors and steps to both bedrooms.

Bedroom One

11'5" x 11'9" (3.48 x 3.58)

With UPVC window to the rear elevation, central heating radiator, built in walk in wardrobe, door and steps leading down to the en-suite bathroom.





En-suite Bathroom

11'5" x 5'9" (3.48 x 1.75)

A white suite comprising panel enclosed bath with hand held telephone style shower attachment, pedestal wash hand basin, low level flush WC, splash back tiling, central heating radiator, tile effect flooring and UPVC double glazed window to the side elevation.

Bedroom Two

11'3" min x 11'10" min (3.43 min x 3.61 min)

UPVC double glazed window to the front elevation, central heating radiator and television point.

Gardens

To the front of the property is a cottage style garden with dwarf wall and iron gate leading to the front entrance. To the rear is a garden mainly laid to lawn with a summerhouse conversion, having a personnel door and UPVC patio door to the rear elevation, patio area, and garden shed.

Parking

There is a summer house converted from a garage in the rear garden. However there is no through car access.

Services

Gas heating

Electric

Mains Drainage

Additional Information

Floor Area: 78 Sq M

EPC Rating: D

Tenure: Freehold

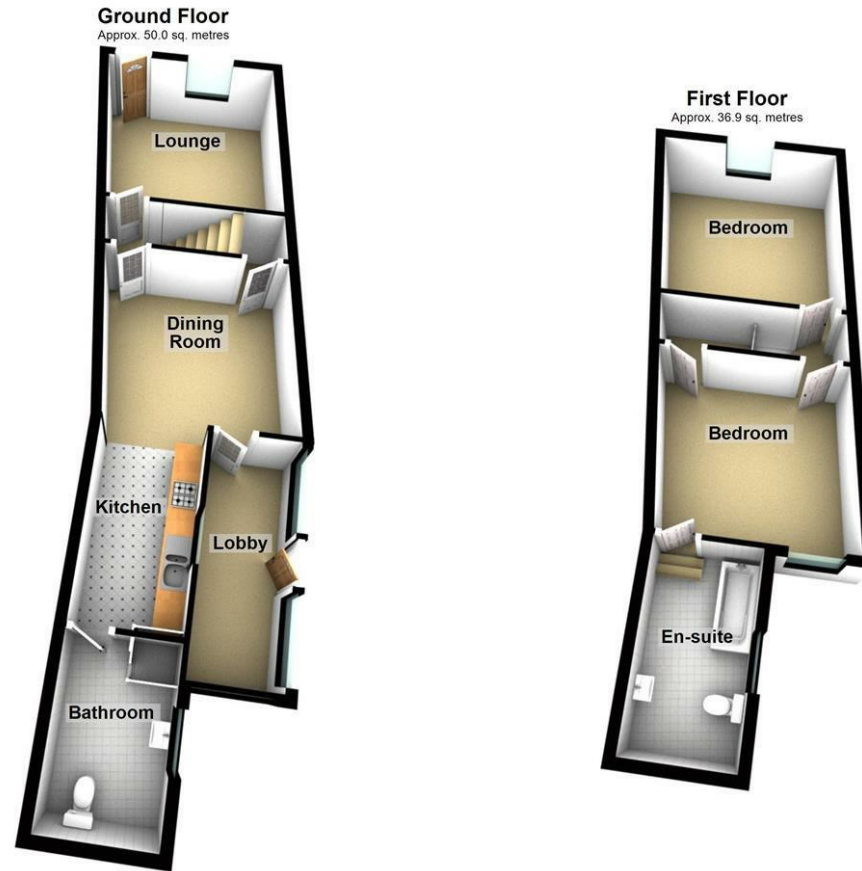
Council tax band: A





Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



Total area: approx. 86.8 sq. metres

Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproprty.net)
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.