



## 2 The Row , Church Street

Middle Rasen | Market Rasen | LN8 3TR

£625 PCM



Perkins George Mawer & Co.

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

# 2 The Row

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WHAT A CUTIE! This lovely, 2 bedroom, mid terrace cottage is beautifully presented. This is an IDEAL starter home.

Located in the well positioned village of Middle Rasen. You can expect bags of charm and a neutral decor throughout. The property leads from the road down a winding path surrounded by mature shrubs and an abundance of plants. To the inside there is a small entrance porch, living room with open fire and exposed beams, country style integrated kitchen and a convenient conservatory.

To the first floor are a shower room, Double bedroom with louver door wardrobe space and a small bedroom / nursery.

To the rear there is a patio area, handy outbuilding, drive way and garage.

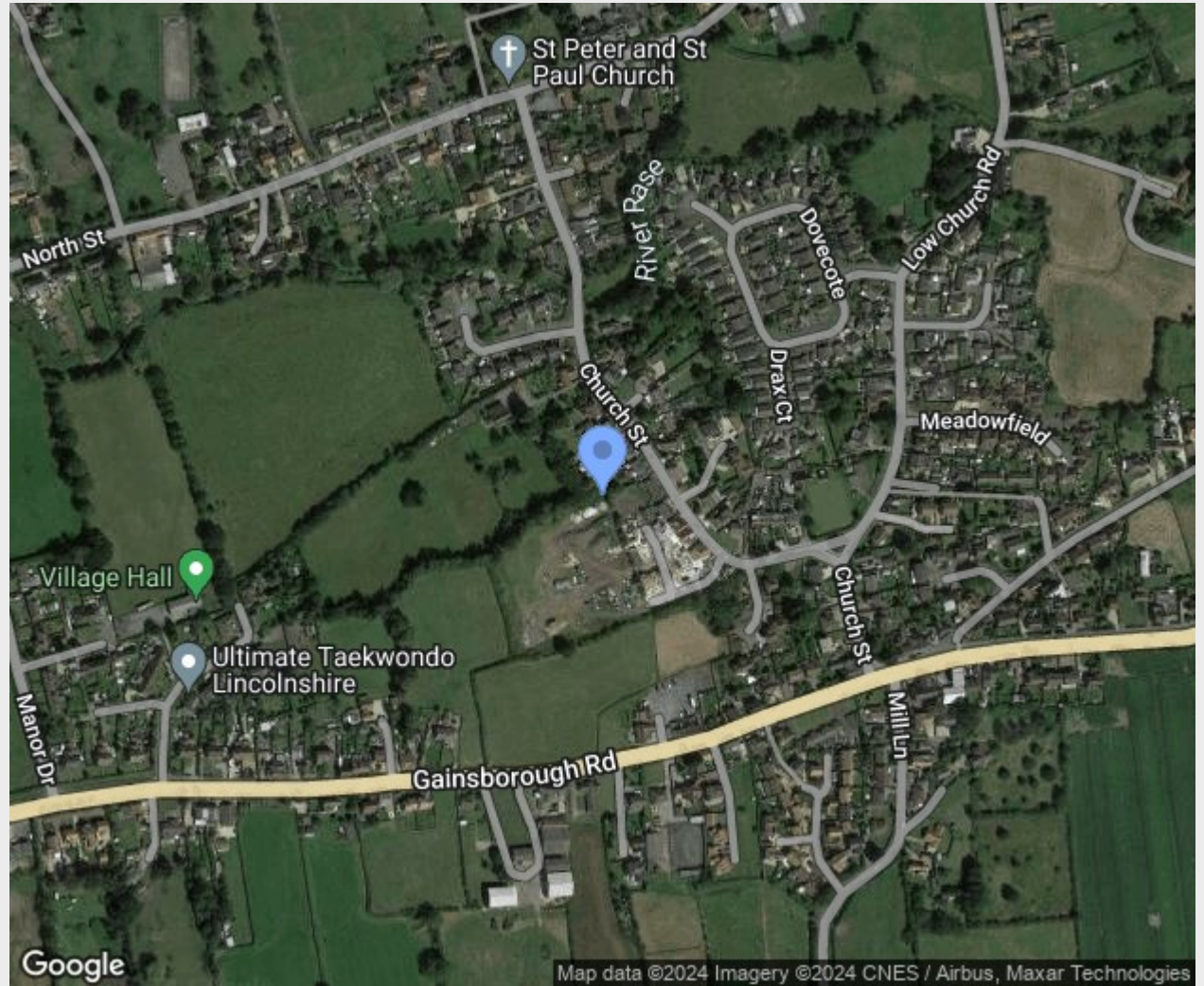
Middle Rasen is a village and civil parish in the West Lindsey district of Lincolnshire, England, located about 1.5 miles (2.4 km) west from the town of Market Rasen. And a direct link to the major road A46.

- Central Heating, Double Glazed
- Character
- Conservatory
- Shower Room
- Garage
- Open Fire
- Country style kitchen
- Two Bedrooms
- Gardens
- Rear Driveway









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.