



1, Lime Walk

| Market Rasen | LN8 3SP

£115,000



Perkins George Mawer & Co.

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

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Lime Walk |

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Broad appeal for this Ground Floor Flat which could suit from young to old. Located close to the centre of Market Rasen which has a good range of shopping and leisure services and the Railway Station to access further afield.

All accommodation is on the ground floor, heated by gas radiator heating and benefits from uPVC double glazing. Comprising in brief: Reception Hall, Living Room, Kitchen/Breakfast Room, Rear Lobby, Two Double Bedrooms and Bathroom. Outside it has the advantage of a Small Rear Garden and Two Parking Spaces.

- Ground Floor Flat
- Close To Town Centre
- uPVC Double Glazing
- Garden & Two Parking Spaces
- Broad Appeal to Young & old
- Gas Radiator Heating
- Two Double Bedrooms
- No Chain

Reception Hall

Approached via half panelled entrance door with two double glazed inserts. Tiled floor. Radiator. Coat/Storage cupboard.

Living Room

11'10 x 11'11 (3.61m x 3.63m)

Windows to front and side. Two Radiators.





Kitchen/Breakfast Room

11'10 x 9'5 (3.61m x 2.87m)

Cream coloured wall and base units. Roll top work-surfaces with inset one and a half bowl single drainer sink top. Built-in double oven, gas hob and extractor. Matching cupboard housing gas boiler. Window to front. Radiator. Tiled floor. Open to:-

Rear Lobby Area

6'9 x 3'4 (2.06m x 1.02m)

Tiled floor. Radiator. Half panelled and half double glazed door to garden.

Bedroom One

11'8 x 11'1 (3.56m x 3.38m)

Tiled floor. Window to side. Radiator.

Bedroom Two

10'2 x 8'3 (3.10m x 2.51m)

Window to side. Radiator.



Bathroom

White suite of panelled bath having shower and screen over. Pedestal wash basin. Low Level W.C. Tiling to water sensitive areas. Chrome heated towel rail.

Outside

Rear Garden

Gated access. Patio area. Two areas with 'astro-turf'. Timber Garden Shed.

Additional Information

Council Tax: Band A - West Lindsey

Services: All mains services are connected

Tenure: Leasehold - 118 years Lease Remaining

Costs: Management Fee. £275.15 twice yearly.

EPC. C

Two Parking Spaces





Floor Plan To Follow

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	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.