



29, King Street

| Market Rasen | LN8 3BB

£170,000



Perkins George Mawer & Co.

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



# 29

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Lovingly restored Georgian Grade II Listed, three storey townhouse in the beating heart of Market Rasen. Step outside to find all your essential shopping at you fingers tips, stroll along King Street and pop into the elegant Advocate for breakfast, lunch or dinner.

There has been an amazing transformation in this home with the current owners pouring their hearts and souls into this sympathetic refurbishment, blending together character features including cast iron open fireplaces, reclaimed stripped doors with modern styling such as chrome mirrored switches and sockets, cast iron Victorian style radiators and a refitted kitchen which has the look and finish of a hand-made one. Enhancements have also been made including an opened up 'vaulted' ceiling in the main bedroom and exposing a brick & timber wall on the landing. All the improvements have been set off perfectly with a subtle Farrow & Ball paint palette and oak flooring to the ground floor.

The quality finished accommodation comprises: Living Room, Dining Area opening to Kitchen. First Floor Bedroom Two and Bathroom. Second Floor Primary Bedroom. Pretty Rear Garden being a peaceful oasis within the town centre.

- Lovingly Restored Townhouse
- Grade II Listed Home
- Sympathetically Restored
- Tastefully Styled & Decorated
- Two Double Bedrooms
- 'Handmade' Finish Kitchen
- Rear 'Peaceful Oasis' Garden
- View Inside to Appreciate

## Sitting Room

11'3 x 12'3 (3.43m x 3.73m)

Approached via panelled entrance door. Beautiful cast iron open fireplace. Multi pane, double glazed window to the front. Oak Floor. White painted beam. Original period shelving in alcove. Cast iron radiator.







### Dining Area

8'4 x 8'11 (2.54m x 2.72m)

Cast iron radiator. Working cast iron open fire and oven. Oak floor. Stairs to First Floor. Pantry with shelving and light. Opening to:-

### Kitchen

21'4 x 5'10 (6.50m x 1.78m)

Range of handmade style, grey panelled base units with white porcelain style handles. Oak work-surfaces. Belfast sink. Built-in Smeg dishwasher, Smeg stainless steel 'Range Cooker' (available through separate negotiation). Smeg stainless steel extractor hood. Electrolux built-in dishwasher. Oak floor. Cast iron radiator. two hard wood double glazed windows to the side. Double opening casement doors to garden with glazed inserts. White 'art deco' type tiled splashbacks.

### First Floor Landing

Exposed brick and timber wall. Pale grey wood panelling. Cast iron radiator. Hard wood double glazed window to the rear. Stairs to Second Floor.

### Bedroom Two

11'2 x 12'4 (3.40m x 3.76m)

Multi pane, double glazed window to the front. Cast iron radiator. Beam to ceiling. Airing/Linen cupboard.

### Bathroom

Contemporary 'sarcophagus' style bath having 'rain' shower and screen. Square porcelain surface mounted wash basin on solid oak washstand. W.C. with concealed cistern. White Metro style tiling to water sensitive areas. Exposed brick chimney breast. Double glazed window to the rear.

### Second Floor Landing

### Walk-in Eaves Storage/Attic Store

Light. Gas boiler. Useful possible wardrobe area.











**Main Bedroom** 11'2 x 12'1 (3.40m x 3.68m)  
Feature vaulted ceiling with exposed beams and timbers. Multi pane, double glazed window to the front. Cast iron radiator.

**Rear 'Peaceful Oasis' Garden** 65'7" approx (20 approx)  
Gated access. Climbing Wisteria. Cold water tap. Electric point. 'Pea-Shingle' patio area. Enclosed by grey painted fencing and brick wall to the bottom boundary. Step up to lawned area. Brick walled retaining wall and borders. Mature shrubs and trees. Two tier additional 'Pea-Shingle' terraces. Grey timber garden shed/log store with electric.

#### Additional Information

Council Tax Band A - West Lindsey Council  
EPC: Exempt  
All mains services connected  
Grade II Listed









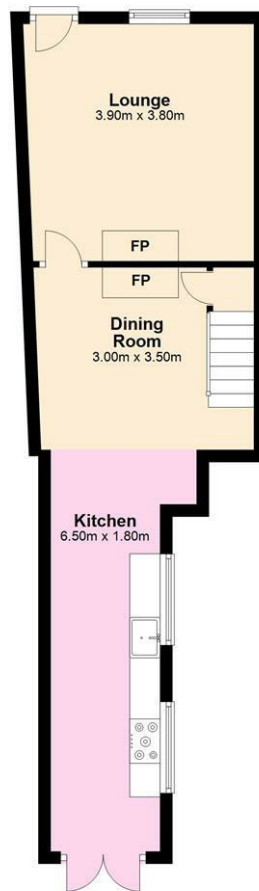






### Ground Floor

Approx. 38.0 sq. metres



### First Floor

Approx. 25.5 sq. metres



### Second Floor

Approx. 25.5 sq. metres



Total area: approx. 89.1 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.