



29, Prospect Place

| Market Rasen | LN8 3AS

£150,000



Perkins George Mawer & Co.

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

# 29

Prospect Place |

Market Rasen | LN8 3AS

£150,000

A Cherished and Loved, Three Bedroom, Mid Terraced Home close to the heart of Market Rasen, within walking distance of Tesco Supermarket, Morrisons Local, Co-Op Supermarket and good selection of independent shops, along with doctors surgery and the railway station, for anyone needing to travel further afield. There is also the leisure centre and pubs and restaurants within easy reach.

This well presented home enjoys plenty of natural light, it truly bright and airy feel. The accommodation comprises: Living Room with feature fireplace, Kitchen/Breakfast Room, Lobby Area with space for washing machine, Ground Floor Bathroom with 'claw-foot' bath. On the First Floor there is a Landing and Three Bedrooms, the main bedroom has a large selection of built-in wardrobes. It has uPVC wood effect double glazing and is warmed by gas radiator heating, it is also offered For Sale with No Chain.

- Cherished Terraced Home
- Well Presented
- Fitted Kitchen/Breakfast
- Three Bedrooms
- Big Rear Garden
- Near Shops & Station
- Close to Town
- No Chain

## Living Room

12'2 max x 12'8 max (3.71m max x 3.86m max)

Approached via uPVC entrance door. Window to the front. Double radiator. Stairs to First Floor. Feature fireplace with white 'Adam' style mantle, marble hearth and surround (the owner believes this could easily be opened back up to a working fire). White panelled door to:-





### Kitchen/Breakfast Room

12'0 x 12'5 (3.66m x 3.78m)

Cream coloured 'Shaker Style' wall and base units, one base unit of drawers. Stone floor. Wood effect work-surfaces with inset white Porcelain single drainer sink top. Built-in electric oven, hob and concealed extractor. Window to rear. Half uPVC panelled and half double glazed door to rear. Double radiator. Doorway to:-

### Rear Lobby

Plumbing for washing machine. Gas boiler. Stone floor. White panelled door to:-

### Bathroom

White traditional suite of 'claw-foot' bath with mixer/shower tap attachment and glass folding screen. W.C. with concealed cistern. Wash hand basin in vanity unit finished in white high-gloss with double cupboard. Radiator.

### First Floor Landing

White panelled doors off.

### Bedroom One

12'0 x 9'9 (3.66m x 2.97m)

Plus depth of two lots of triple fronted, floor to ceiling wardrobes. Radiator. Window to rear.

### Bedroom Two

12'2 x 6'6 (3.71m x 1.98m)

Stripped wood floor. Window to front. Radiator.

### Bedroom Three

7'9 x 9'1 (2.36m x 2.77m)

Window to front. radiator.

### Rear Garden

Gated access. Lawn, flower borders, roses, orchard area with various apple and plum trees and greenhouse. Large Shed.

### Studio/Store

Water supply, light, insulation.

### Additional Information

Tenure: Freehold/Flying Freehold

EPC Rating: E

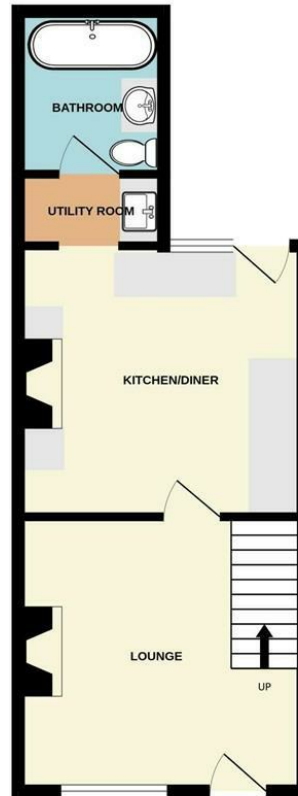
Services: All mains services are connected

Council Tax: Band A - West Lindsey



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>54</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

GROUND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



PROSPECT PLACE, MARKET RASEN, LN8 3AS

TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note:  
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