



36, Dear Street

| Market Rasen | LN8 3BH

£86,950



Perkins George Mawer & Co.

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

# 36

Dear Street |

Market Rasen | LN8 3BH

£86,950

An End Terraced Home at the heart of Market Rasen, which has all your 'every day' needs on your doorstep, including Co-Op Food Store, Tesco Supermarket, Market Rasen Station and a selection of pubs and restaurants. There is schooling and nurseries in the area too.

The property comprises: Living Room, Kitchen, Rear Lobby, Bathroom. Three Bedroom on the First Floor whilst outside there is a very small Courtyard to the side. Offered For Sale with No Chain.

- Close to Town Centre
- Living Room
- Ground Floor Bathroom
- Small Patio Area
- Shops & Services Closeby
- Fitted Kitchen
- Three Bedrooms
- No Chain

## Living Room

13'7 x 11'10 average (4.14m x 3.61m average)

Approached via half panelled entrance door. Window to front. Double radiator. Coving. Electric log burner with beam over. Multi pane glazed door to Kitchen.





### Kitchen

9'9 average x 10'0 average (2.97m average x 3.05m average)  
Wall and base units. Roll top work-surfaces with inset single drainer stainless steel sink top. Window to front. Double radiator. Tiled floor Black and white tiled splashbacks. Stairs to First Floor. Stable door to Small Patio Area. Doorway to:-

### Rear Lobby

Under-stairs cupboard. Door to Bathroom.

### Ground Floor Bathroom

White suite of bath, pedestal wash basin. Low Level W.C. Window to side. Double radiator.

### Landing

Doors off.

### Bedroom One

8'9 average x 11'11 (2.67m average x 3.63m)  
Window to front. Double radiator.

### Bedroom Two

9'5 average x 10'2 into recess (2.87m average x 3.10m into recess)  
Fitted cupboards, one housing gas boiler. Window to front. Double radiator.

### Study/Occasional Bedroom Three

8'7 x 4'9 (2.62m x 1.45m)  
Window to rear. Radiator.

### Small Courtyard Area

Ideal for bin storage. Gated access.

### Additional Information

Tenure: Freehold

Council Tax Band: A - West Lindsey

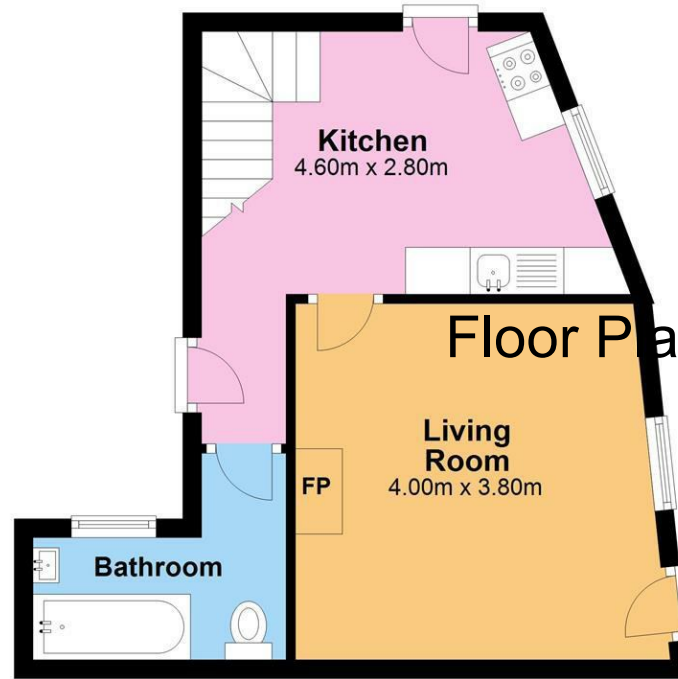
EPC Rating: E

Services: All mains services are connected



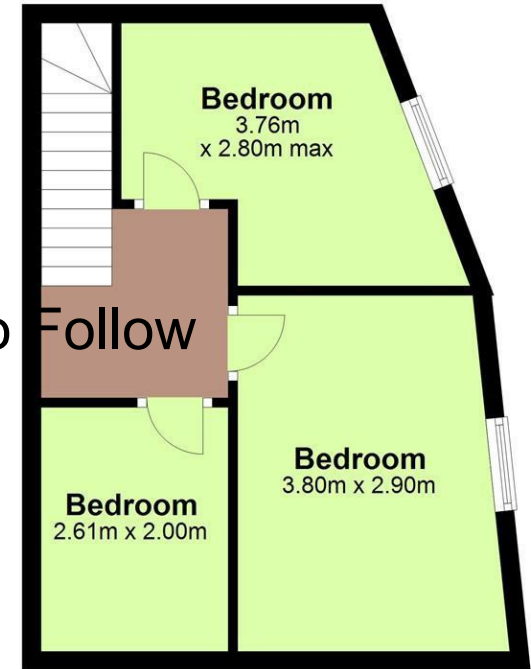
### Ground Floor

Approx. 32.4 sq. metres



### First Floor

Approx. 30.0 sq. metres



Floor Plan to Follow

Total area: approx. 62.4 sq. metres

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

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Perkins George Mawer & Co**  
Corn Exchange Chambers  
Queen Street  
Market Rasen  
Lincolnshire  
LN8 3EH

01673 843011  
info@perkinsgeorgemawer.co.uk  
www.perkinsgeorgemawer.co.uk

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.