



## 3, Lime Walk

| Market Rasen | LN8 3SP

£130,000



Perkins George Mawer & Co.

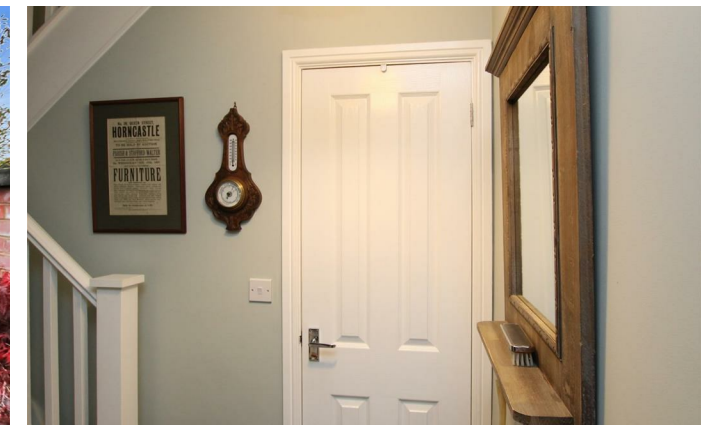
Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

# 3

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A Stunning First Floor Apartment with broad appeal spanning generations from First Time Buyers, through to Retirement. Situated in a quiet close within easy reach of Market Rasen Town Centre with all its shopping and leisure services including the Leisure Centre, Independent Shops, Cafes, Co-Op Food Store, Tesco and a good selection of Bars, Pubs and Eateries. There's also the Railway Station for anyone wanting to travel further afield.

This home has been cherished and lovingly maintained by it's current owner since it was built in 2013, it is presented in beautiful condition, warmed by gas radiator heating and with uPVC double glazing. It comprises in brief: Own Ground Floor Entrance Hall, First Floor Landing/Study Area, Inner Hall, Dual Aspect Living Room, Kitchen/Breakfast Room, Two Double Bedrooms, Bathroom. Outside the is a Pretty and Enclosed Rear Garden and Two Parking Spaces.

- Beautifully Presented Apartment
- Quiet Cul-de-Sac
- First Floor Accommodation
- Pretty & Enclosed Garden
- Close to Town Centre
- Stylish & Immaculate Accommodation
- Two Double Bedrooms
- Two Parking Spaces

### Ground Floor Entrance Hall

Approached via half panelled entrance door with two obscure double glazed inserts. Wall mounted electric convector heater. Walk-in coat/storage cupboard. Dog-leg stairs to First Floor.

### First Floor Landing/Study Area

11'5 x 4'6 plus 3'6 x 6'2 (3.48m x 1.37m plus 1.07m x 1.88m)  
White wood banister and spindles. Dual aspect with windows to front and rear. Radiator. White panelled door to:-



### Inner Hall

Access to loft space. White panelled doors off. Radiator.

### Kitchen/Breakfast Room

11'10 x 9'4 (3.61m x 2.84m)

Comprehensive range of wood effect wall and base units with brushed steel handles. Black 'crackle' effect roll top work-surface with inset one and half bowl, single drainer stainless steel sink top. Built-in stainless steel electric oven, stainless steel gas hob and stainless steel cooker hood. Space for two domestic appliances. Tiled splashbacks. Window to front. Radiator.

### Dual Aspect Living Room

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

Windows to front and side. Double radiator.

### Bedroom One

11'11 x 11'2 (3.63m x 3.40m)

Window to side. Radiator.

### Bedroom Two

10'1 x 8'5 plus recess (3.07m x 2.57m plus recess)

Window to side. Radiator.

### Bathroom

White suite of panelled bath having shower and glazed screen over. Low Level W.C. 'Trough' style sink. Tiling to water sensitive areas. Double radiator.

### Pretty & Enclosed Rear Garden

Gated access. Patio style with flower and herbaceous borders.

### Additional Information

Tenure: Leasehold - 199 years from 31st October 2013

Service Charge: £248.65 for 6 months

Council Tax Band: A - West Lindsey

Energy Rating: C

Services: All mains services are connected

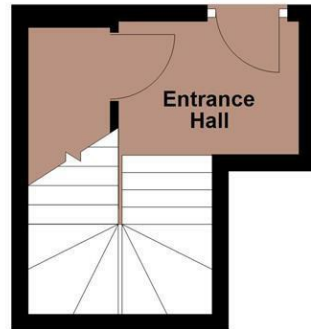




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

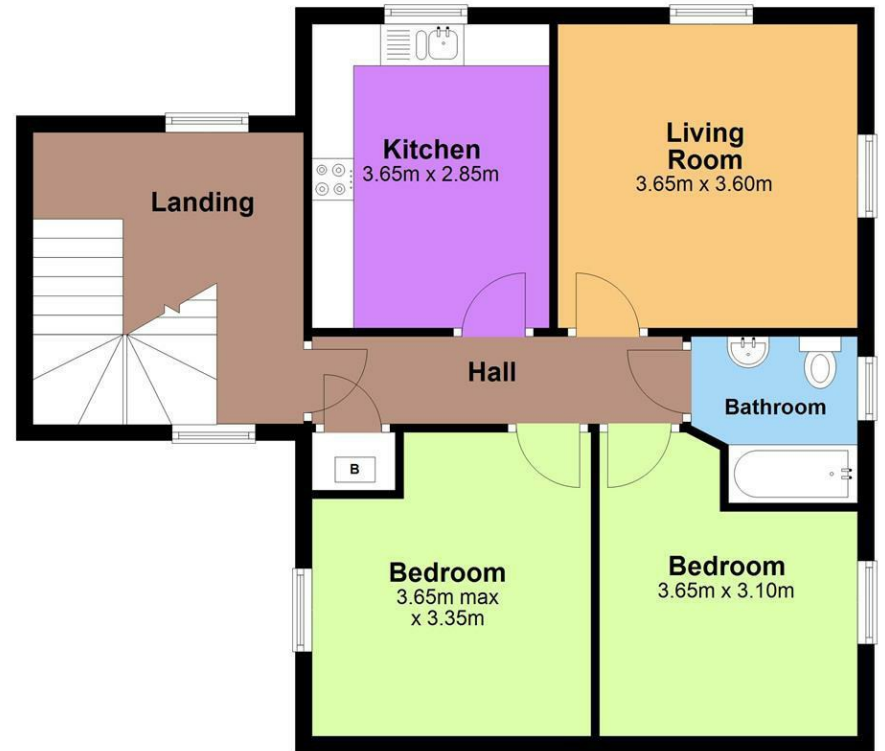
### Ground Floor

Approx. 9.4 sq. metres



### First Floor

Approx. 67.7 sq. metres



Total area: approx. 77.1 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.

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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.