



, Mount Pleasant

Binbrook | Market Rasen | LN8 6BQ

Offers In The Region Of

£160,000



Perkins George Mawer & Co.

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

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Characterful End Terraced property having been run as a Hairdressers and Beauty Salon in recent years. Overlooking the Market Place in this pretty Lincolnshire Wolds Village, Area of Outstanding Natural Beauty. There's a thriving village community who make the most of the local amenities including a Village Hall and Reading Room, Local Shop, Chinese Takeaway, Primary School, Garage, Bowling Green and Fern Garden Centre. There is a network of good cycle routes and walks, whilst the village is situated between Louth and Market Rasen.

This much Improved, Refurbished and Stylishly presented property comprises:- Salon/Reception, Nail Bar Area, Kitchenette, Inner Lobby, Basin/Hair Washing Room, Laundry/Cloakroom. On the First Floor there is a Treatment Room and Solarium Room, whilst outside there is a Patio Garden. Potentially this could be converted into a Two Bedroom, End Terraced Cottage (Subject to Planning and Permissions).

- Characterful End Terrace
- Potential to Convert (S.T.P.)
- Kitchenette & Basin Room
- Solarium Room
- Hairdressers & Beauty Salon
- Salon & Nail Bar
- Cloakroom & Laundry
- Treatment Room

**Salon/Reception/Potential Living Room**

12'9 x 12'7 plus recess (3.89m x 3.84m plus recess)

Approached via half panelled and half multi pane corner entrance door. Window to front with window seat. Wood effect tiled floor. Open to recess:-

**Recess Area**

7'1 x 4'10 (2.16m x 1.47m)

Under stairs area. Vertical black radiator. Wood effect tiled floor.





### 'L' Shaped Nail Bar/Kitchenette

12'3 x 5'4 plus 3'7 x 4'2 (3.73m x 1.63m plus 1.09m x 1.27m)

Two stripped wood , double opening base cupboards with wood effect work-surfaces and inset enamel sink. Wood effect tiled floor. Sealed unit double glazed window to the side. Vertical black radiator. Door to:-

### Inner Lobby

Stairs to First Floor. Doors to Laundry/Cloakroom and Basin/Hair Washing Room.

### Basin/Hair Washing Room

8'4 x 7'9 (2.54m x 2.36m)

Two hairdressing basins. Wood effect tiled floor. Sealed unit double glazed window to the rear. Half panel and half multi pane glazed door to Patio Garden.

### Laundry/Cloakroom/Potential Shower Room

5'9 x 7'1 (1.75m x 2.16m )

Low Level W.C. Pedestal wash basin. Wood effect work-surface. Space and plumbing for washing machine. Sealed unit double glazed window to the rear.

### First Floor Landing

Latched doors off.

### Treatment Room/ Potential Bedroom One

13'1 x 14'2 max plus walk-in wardrobe/stoarge (3.99m x 4.32m max plus walk-in wardrobe/stoarge)

Wardrobe/Storage Cupboard - 4'11 x 5'9 Double radiator. Sealed unit double glazed window to front with stone cill. Beamed ceiling.

### Solarium Room/Potential Bedroom Two

9'1 x 12'5 (2.77m x 3.78m)

Sealed unit double glazed window to the rear. Cupboard housing Re-Fitted Gas Boiler (January 2024).

### Rear Patio Garden

Terracotta tiled patio area with steps up to pebbled terrace. Gated access to Mount Pleasant. Agents Note: Next door has a right of way through the garden.

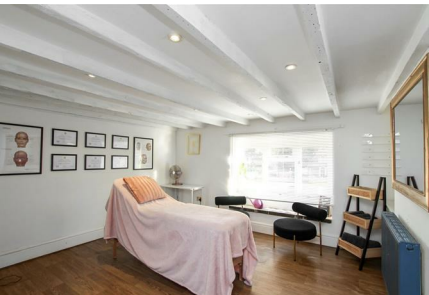
### Additional Information

Tenure: Freehold

Services: All mains services are connected


EPC Rating: T.B.C.

Commercial Rates: Payable to East Lindsey





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.