



## 34, Lime Walk

| Market Rasen | LN8 3SP

£1,100 Per Month



**Perkins George Mawer & Co.**

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



# 34

Lime Walk |

Market Rasen | LN8 3SP

£1,100 Per Month

EXCEPTIONALLY MAINTAINED! Positioned in the charming popular residential area of Lime Walk, Market Rasen, this delightful detached house offers a perfect blend of comfort and convenience. With three spacious bedrooms, well-appointed bathroom and additional cloakroom, this property is ideal for families or those seeking extra space. The master bedroom also boasting an ensuite, providing a private sanctuary for relaxation.

The house is well presented throughout, showcasing a modern aesthetic that is both inviting and functional. Natural light floods the living areas, particularly the spacious living room creating a warm and welcoming atmosphere. The layout is thoughtfully designed with an additional Utility area ensuring that each room flows seamlessly into the next.

For those who value outdoor space, the property features a driveway, providing parking for one vehicle and

- Modern Build
- Great transport links
- Driveway
- Good Size Garden
- Close to all amenities
- Ensuite
- Garage
- Utility Room

## Entrance Hall

6'2" x 6'6" (19'8" x 19'8") (1.89m x 1.99m (6'2" x 6'6"))

double glazed entrance door and stairs to first floor accommodation

## Living room

17'6" x 10'0" (55'9" x 32'9") (5.34m x 3.07m (17'6" x 10'1"))

double glazed bay window to front aspect and uPVC French doors leading to rear garden





### Kitchen/ Diner

17'6" x 9'1" (55'9"22'11" x 29'6"6'6") (5.35m x 2.79m (17'7" x 9'2"))

a modern range of fitted wall and base units, space for fridge freezer, electric oven, 4 ring hob, space and plumbing for dishwasher, and double glazed windows to front and rear aspect

### Utility Room

5'8" x 6'5" (16'4"29'6" x 19'8"19'8") (1.75m x 1.97m (5'9" x 6'6"))

fitted base units, space and plumbing for washing machine, wall mounted gas boiler and double glazed entrance door

### Cloakroom

5'6" x 3'0" (16'4"19'8" x 9'10"3'3") (1.68m x 0.93m (5'6" x 3'1"))

### Landing

5'8" x 10'3" (16'4"29'6" x 32'9"13'1") (1.75m x 3.14m (5'9" x 10'4"))

### Bedroom 1

10'4" x 13'6" (32'9"16'4" x 42'7"22'11") (3.17m x 4.14m (10'5" x 13'7"))

double glazed window to front aspect, and airing cupboard housing hot water cylinder

### Bedroom 2

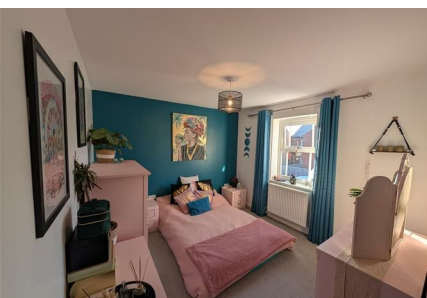
10'5" x 9'1" (32'9"19'8" x 29'6"3'3") (3.19m x 2.78m (10'6" x 9'1"))

double glazed window to front aspect

### Bedroom 3

6'11" x 9'9" (22'11"0'0" x 29'6"32'9") (2.13m x 2.99m (7'0" x 9'10"))

double glazed window to rear aspect







### Bathroom

6'10" x 5'6" (19'8""32'9"" x 16'4""22'11""") (2.09m x 1.7m  
(6'10" x 5'7"))

3 piece suite comprising low level WC, pedestal hand wash basin, bath with shower over, and double glazed window to rear aspect

### Rear Garden

gardens to front and rear aspect, the front garden is mostly laid to lawn with paved path to entrance door with Iron fencing surrounding boundary. The rear garden is again mostly laid to lawn, with paved patio area and fence boundaries, side gate for access

### Garage

up and over door, power and lighting, parking to the front



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>82</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>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](mailto:info@perkinsgeorgemawer.co.uk)  
[www.perkinsgeorgemawer.co.uk](http://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.