



8, Moorhen Close

| Market Rasen | LN8 3TW

£700 PCM



Perkins George Mawer & Co.

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

8

Moorhen Close |

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THIS WILL GO FAST! Positioned in a Cul-De-Sac in the popular area De Aston park, Moorhen Close, Market Rasen, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and modern living space. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a cosy home.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation or entertaining guests. The heart of the home is undoubtedly the modern kitchen diner, which is designed to cater to all your culinary needs while providing a sociable atmosphere for dining. This contemporary space is sure to impress with its stylish finishes and ample storage.

The property boasts a well-appointed bathroom with shower over bath and ground floor cloak room, ensuring convenience for all residents. Additionally, there is parking available for one vehicle, making it easy for you to come and go as you please.

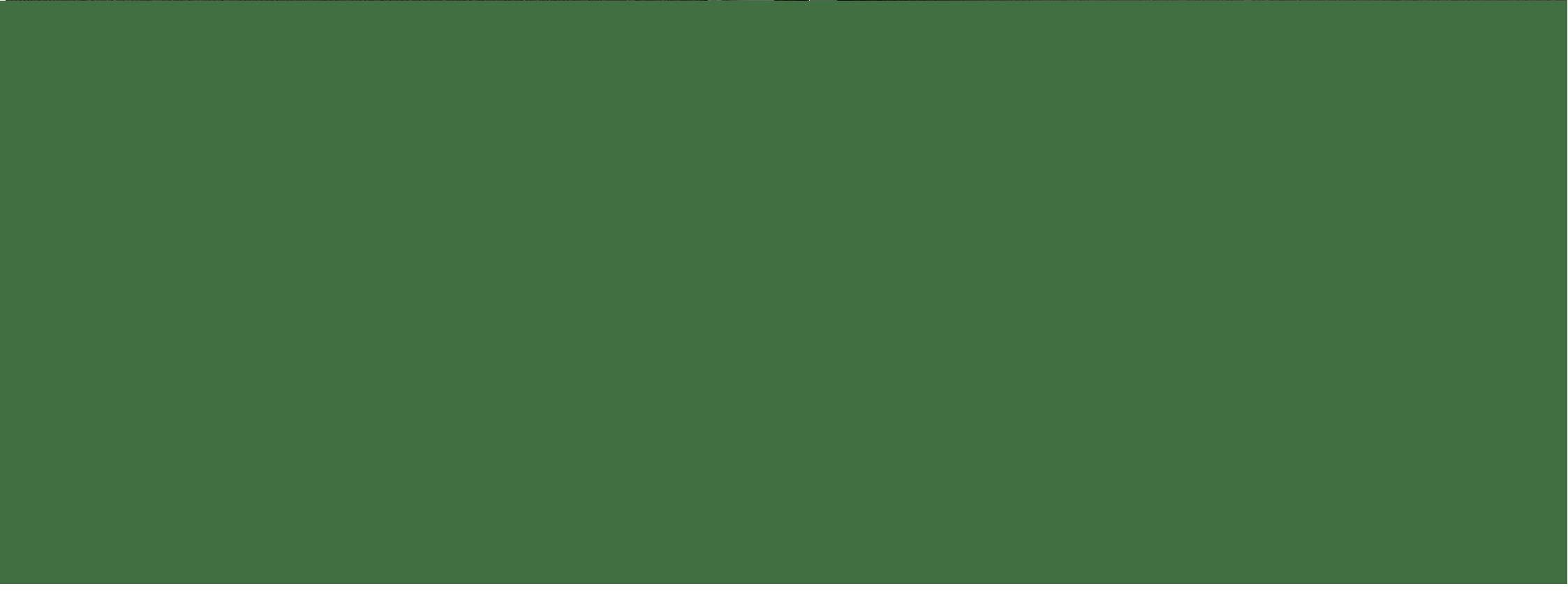
One of the standout features of this property is its prime location. Situated close to the town center, you will have easy access to a variety of local amenities, including shops, cafes, and recreational facilities an schools. This makes it an ideal choice for those who appreciate the convenience of urban living.

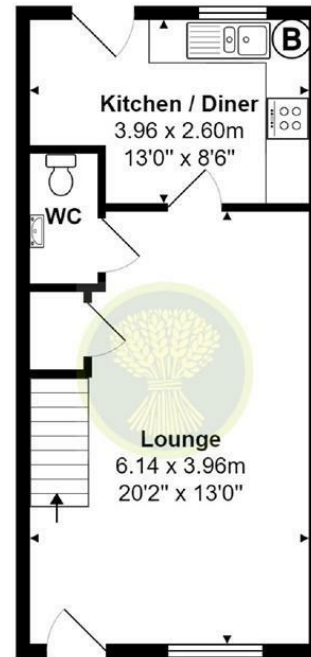
Available for immediate occupancy, this terraced house is a fantastic opportunity not to be missed.

- Modern Kitchen
- Two Good Size Bedrooms
- Close to local amenities
- Ground floor Cloakroom
- Shower over bath
- Parking

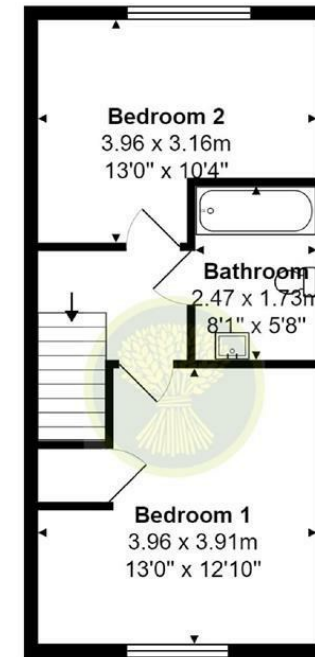








Ground Floor
Approx. Area: 35.1 m² ... 378 ft²



First Floor
Approx. Area: 35.1 m² ... 378 ft²

Approx. Total Area: 70.2 m² ... 755 ft²

IMPORTANT NOTICE
Links2Lincs floor plans are for guide use only and should not be relied upon for decision making information or dimensions and layout accuracy.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	80 → 82
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	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.