



Perkins George Mawer & Co.

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



5 Chapel Mews

Chapel Street
Market Rasen
LN8 3QZ

RENT £550.00 pcm

DEPOSIT £634.00

Modern Semi-Detached House
Open Plan Lounge Diner & Kitchen
Ground Floor Cloakroom
2 Bedrooms & Bathroom
Enclosed Rear Garden
Allocated Parking
Gas Central Heating & Double Glazed



GENERAL DESCRIPTION

This modern semi-detached house is now available for letting purposes. The property is approached over shared pebbled driveway with allocated parking and being convenient for Market Rasen town centre and all amenities. The property briefly comprises open plan fitted kitchen leading to lounge diner with French doors out to enclosed secure rear garden and patio area, ground floor cloakroom and at first floor level two double bedrooms and bathroom with shower over bath. The property also being provided with gas central heating and upvc double glazed, outside the property has small front garden area.

OPEN PLAN KITCHEN/LOUNGE

KITCHEN AREA

13' 0" x 9' 1" (3.96m x 2.77m) having upvc window to front elevation, white painted sill and roller blind, white upvc door into kitchen with chrome furnishings, large cream ceramic tiled flooring, all woodwork painted white, walls and ceiling painted a shade of white, modern white and black splash back tiling, integrated electric single oven with ceramic hob top and stainless steel chimney styled extractor over, integrated stainless steel sink unit with mixer tap, range of wall and base units in light wood grain finish incorporating large pan drawer and hidden slide out cutlery tray, black work tops, white painted radiator, recessed spotlights and plumbing for automatic washing machine.



LOUNGE AREA

15' 4" x 12' 5" (4.67m x 3.78m) with white Upvc French doors out to rear garden, shade of beige carpet, all woodwork painted white, walls and ceiling painted a shade of white, centre single pendent light fitting, wood fire surround with electric coal effect fire, pine effect curtain pole above door with floor length lined curtains and white painted radiator. Walk in understairs cupboard carpeted to match lounge, painted a shade of white inside to match lounge area and having wall mounted light fitting.

CLOAKROOM

5' 9" x 2' 11" (1.75m x 0.89m) having white wood panelled door, shade of beige vinyl flooring, walls and ceiling painted a shade of white to match, all woodwork painted white and having low level white w.c. corner styled pedestal hand wash basin with monoblock tap, white splash back tiling above, towel ring and toilet roll holder, white painted radiator and wall mounted gas central heating boiler.

STAIRCASE

being carpeted to match the lounge, walls and ceiling painted a shade of white, all woodwork painted white, white painted spindle banister rail, pendent ceiling light fitting and smoke alarm.

BEDROOM ONE (REAR)

12' 4" x 10' 9" (3.76m x 3.28m) with upcv window overlooking the rear garden, white painted sill, pine curtain pole above and a pair of sill length curtains, walls painted a shade of white, all woodwork painted white, ceiling single pendent light fitting, radiator and white wood panelled door with chrome furnishings

BEDROOM TWO (FRONT)

8' 5" x 12' 5" (2.57m x 3.78m) 2 white upvc windows overlooking the front of the property with white painted sills, one with pine curtain pole and pair of sill length curtain the other with roller blind, walls and ceiling painted a shade of white, all woodwork painted white, single ceiling pendent light fitting white painted radiator and white wood panelled door with chrome furnishings.

BATHROOM

with white upvc window to side and white painted sill, flooring to match cloakroom, all woodwork painted white, walls and ceiling painted a shade of white with white tiling to bath area and around washbasin, recessed spotlights and white suite comprising panelled bath with mixer shower tap and shower attachment, glass shower screen, pedestal hand washbasin with taps and low level w.c. glass fronted bathroom cabinet, wooden bathroom cabinet and corner shelving, toilet roll holder, towel ring holder and toothbrush glass, white painted radiator and white painted wood panelled door with chrome furnishings.

OUTSIDE

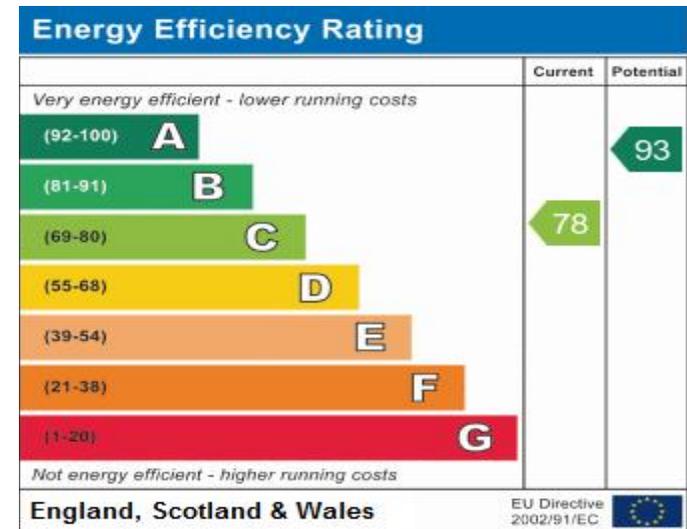
The rear garden being of pebble design with paved pathway and borders, fencing to boundaries and pedestrian gate giving access to front and plastic outside storage box.

The front garden being again of pebble and pathway, low brick walling, outside light and black and blue wheelie bins.



Local Authority
Council Tax Band
EPC Rating

West Lindsey District Council
A
C



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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.