



Perkins George Mawer & Co.

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



6 Wellesley Close

Market Rasen
LN8 3EJ

£550 Rent pcm
£634 Deposit

Double glazing
Lounge
Breakfast kitchen
Bath and shower
Double and single bedroom
Wardrobes
Parking for at least 2 cars
Front and rear gardens





Location

Market Rasen is a small market town offering a range of shopping, banking and schooling facilities to include primary school, De-Aston comprehensive school, railway link to mainline stations, golf club and Lincolnshire's only racecourse.

The Historic City of Lincoln, the port of Grimsby, the Humber Bank, Humberside International Airport, Doncaster Airport and the A1 road link & M180 motorway link are within commuting distance.

Directions

From the Agents offices turn left on to Queen Street, take the first left turn onto Waterloo Street. Continue on Waterloo Street until Wellesley Close can be found on the left hand side. No. 6 will be directly opposite.

Entrance porch

Part glazed door leading into entrance porch having door leading to the lounge and lighting.

Lounge

13'02 x 12'3 Double glazed bow window to the front elevation, television telephone and digital radio points, smoke alarm, central heating radiator, staircase leading to the first floor accommodation having open under storage space below, part glazed door leading through to the breakfast kitchen.

Breakfast Kitchen

13'0 x 8'0 Part glazed door leading to the rear garden and patio area, double glazed window to the rear elevation, fitted with a range of wall base and drawer units in beige with light oak effect trim with matching working surfaces above, plumbing and space for automatic washing machine, space for under counted fridge unit, wall mounted glow worm boiler unit, part tiling to the walls, ample room for breakfast table, wood effect flooring, central heating radiator, extractor fan.

First Floor Accommodation

Bedroom One

13'0 x 11'6 max Twin double glazed windows to the front elevation, built in airing cupboard incorporating the hot water cylinder and linen shelving, built in wardrobe, central heating radiator.

Bedroom Two

8'9 x 6'5 Double glazed window to the rear elevation, central heating radiator.

Bathroom

6'1 x 5'5 Double glazed window to the rear elevation, off white suite with gold fittings incorporating bath with pine effect panel having a shower above, pedestal wash hand basin, low flush WC, part tiling to the walls, central heating radiator, beige floor covering.

Outside

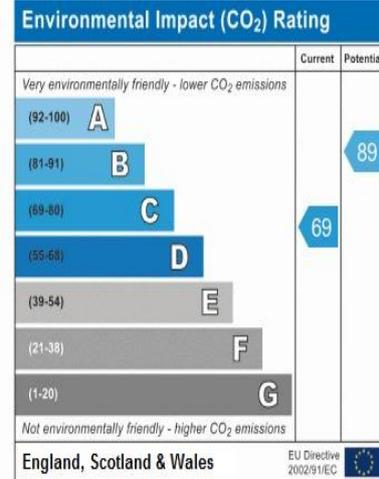
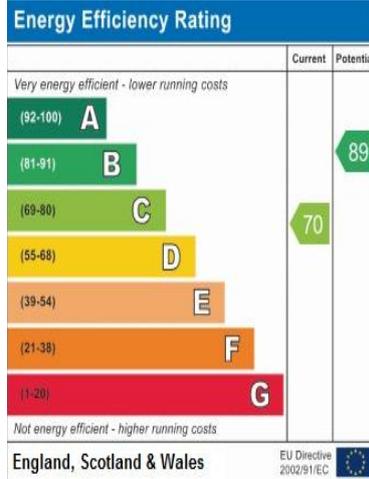
Open plan front garden mainly laid to lawn with pathway leading to the main elevation and planted border.

private rear garden having lawned area, patio area, garden shed, well stocked borders containing a variety of shrubs and flowers, fencing to the rear and side elevations, gated access leading to the parking area having ample parking for at least two cars.



**Local Authority
Council Tax Band
EPC Rating**

West Lindsey District Council
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.