

2 Chapel Mews, Chapel Street

| Market Rasen | LN8 3QZ

£164,995

Perkins George Mawer & Co.

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

2 Chapel Mews

Chapel Street |

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£164,995

A Modern Three Storey Town House in the Town Centre offered For Sale with No Chain! Perfectly situated for Market Rasen Railway Station for anyone needing to travel further afield, or just a Stroll Away from all the Local Shops, Co-Op Food Store, Tesco Supermarket, Library, Vets, Doctors, Bars and Restaurants, everything is within easy reach and at your finger tips.

Subject of Much Redecoration, this home has uPVC double glazed sash style windows, gas radiator heating and comprises: Reception Hall, Cloakroom, Open Plan Living/Dining/Kitchen, First Floor Three Bedrooms and Bathroom, Second Floor with Main Bedroom and En-Suite. Outside there is Parking and a Low Maintenance Rear Garden.

- Three Storey Town House
- Close to Railway Station
- Open Plan Living/Dining/Kitchen
- Parking and Rear Garden
- Central Location Near Amenities
- Subject of Much Redecoration
- Four Bedrooms & Two Bathrooms
- No Onward Chain



Reception Hall

Approached through half uPVC panelled entrance door with two double glazed inserts. Wood effect floor. Radiator. Stairs to First Floor.

Cloakroom

White suite of Corner Pedestal Wash Basin. Low level W.C. Wood effect floor. Radiator. Gas boiler.

Open Plan Living/Dining/Kitchen

Kitchen Area

14'0 plus bay x 8'1 (4.27m plus bay x 2.46m)

Range of wood effect wall and base units with brushed steel handles. Black roll-top worksurfaces having inset single drainer, one and a half bowl stainless steel sink top. Built-in electric oven and hob. Double opening wall mounted glazed display cabinet. Black and white 'metro' style tiled splashbacks. Radiator. Bay window to the front. Open to:-















Living & Dining Area
13'3 x 14'10 (4.04m x 4.52m)
Wood effect floor. Two radiators. Understairs cupboard. uPVC double glazed, double doors to garden with double glazed side screens.

First Floor Landing
White panel effect doors off. Radiator. Stairs to Second Floor.

Bedroom Two
10'4 x 14'10 (3.15m x 4.52m)
Radiator. Window to rear.

Bedroom Three
10'2 x 7'11 (3.10m x 2.41m)
Radiator. Window to front.

Bedroom Four
6'4 x 6'6 (1.93m x 1.98m)
Radiator. Window to rear.

Bathroom
White suite of panelled bath having mixer tap/shower attachment and screen. Pedestal wash basin. Low level W.C. Tiled splashbacks. Chrome heated towel rail.

Second Floor Landing
White panel effect door to:-

Bedroom One
15'7 x 8'2 minimum extedning to 11'6 (4.75m x 2.49m minimum extedning to 3.51m)
Storage in eaves. Two additional storage cupboards. Two Velux windows. Radiator. Door to:-

En-Suite Shower Room
White suite of Step-in shower cubicle. Pedestal wash basin. Low level W.C. Chrome heated towel rail. Tiled splashbacks.

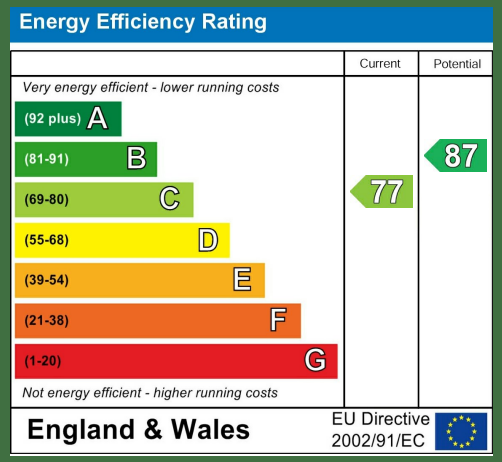
Front Garden
Mainly block paved for Off Road Parking Space.

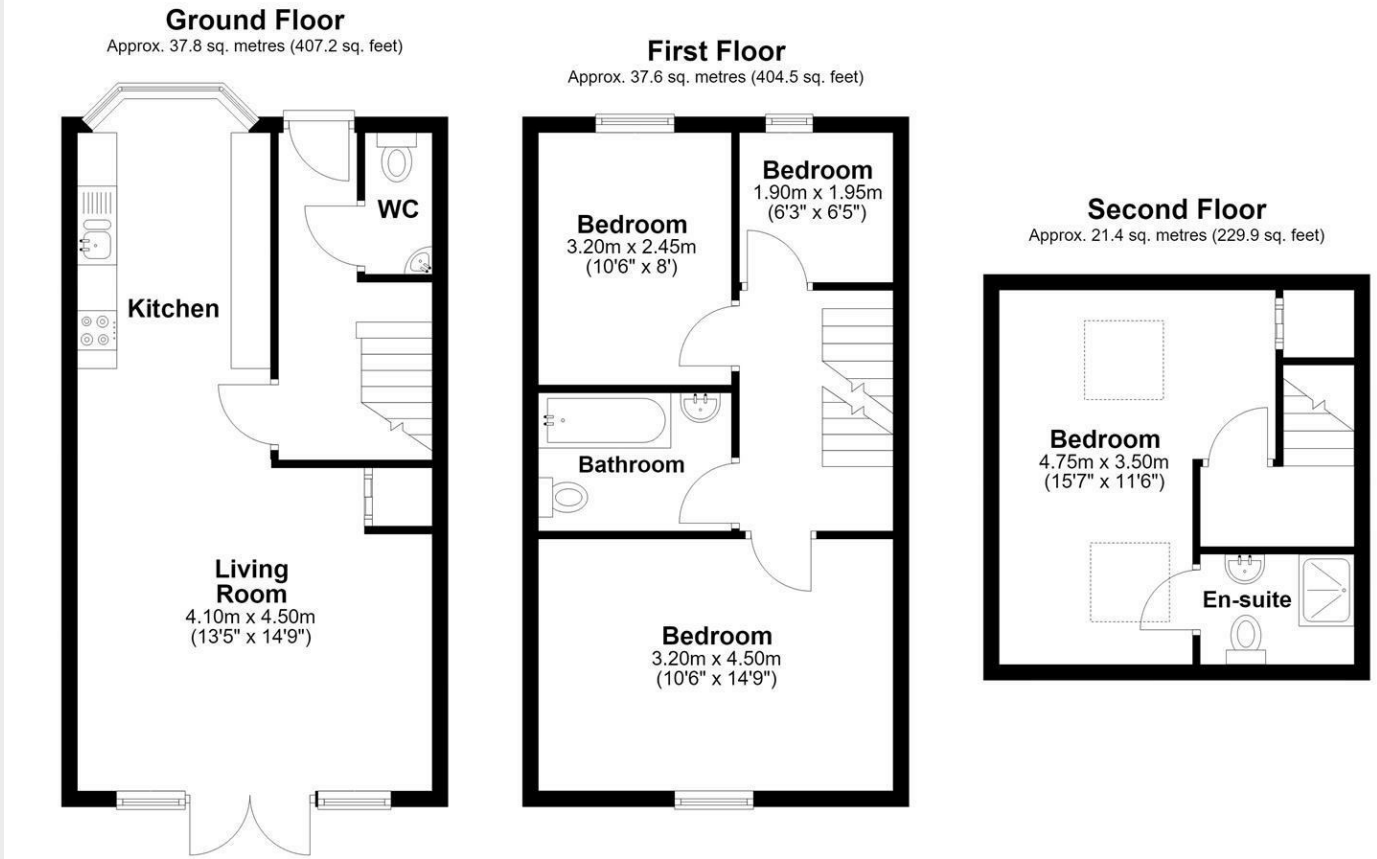
Rear Garden
Patio area. Rear gated access.

Additional Information
Tenure: Freehold
Services: All mains services are connected.
Broadband: Unknown
Council Tax Band: B - West Lindsey
EPC Rating: C









Total area: approx. 96.8 sq. metres (1041.5 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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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.