



69, Waterloo Street

| Market Rasen | LN8 3ES

£795 PCM



Perkins George Mawer & Co.

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

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GREAT STARTER HOME!

**CHARACTER, SPACE & CONVENIENCE!** Situated in the popular Waterloo Street area of Market Rasen, this charming Edwardian end-terrace home offers character, flexible living accommodation and a convenient location within easy reach of the town centre.

Step inside and you'll find two separate reception rooms, giving you plenty of flexibility to suit your lifestyle. Whether you're looking for a comfortable lounge, dining room, home office or playroom, there's plenty of opportunity to make the space work for you.

The galley-style kitchen is fitted with cooking facilities, while upstairs there are two good-sized double bedrooms, together with a smaller third bedroom. The third bedroom would be ideal as a nursery, child's bedroom, dressing room or home office.

The family bathroom is also located on the first floor and is fitted with a bath and shower over.

Outside, the property benefits from a good-sized rear garden, providing a pleasant private space for relaxing, gardening or enjoying some fresh air. On-street parking is available.

The location is another real advantage, with Market Rasen town centre within easy reach. You'll find a good selection of independent shops, cafés, everyday amenities, pubs and leisure facilities close by, together with transport links for those needing to travel further afield.

### Lounge

11'2" max x 11'2" (3.40 max x 3.40)





### Dining Room

11'8" x 11'4" (3.56 x 3.45)

### Galley Kitchen

11'2" x 5'10" (3.40 x 1.78)

### Staircase and landing

### Bedroom 1

11'4" max x 11'2" (3.45 max x 3.40)

### Bedroom 2

11'3" x 7'3" max 9'5" min (3.43 x 2.21 max 2.87 min)

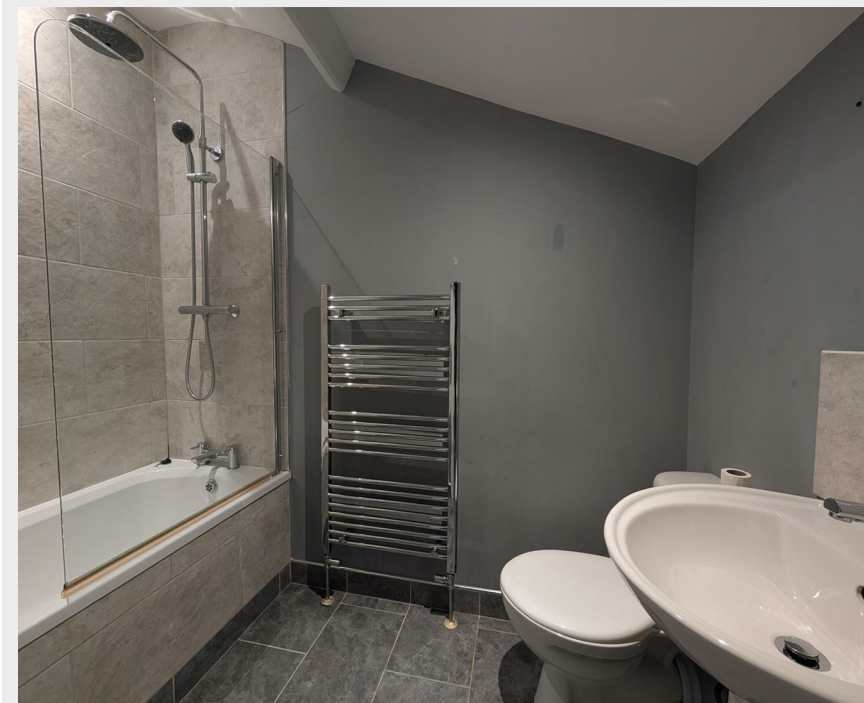
### Bedroom 3 (small single)

6'1" x 6'0" (1.85 x 1.83)

### Bathroom

7'0" x 4'0" (2.13 x 1.22)

### Outside





#### Energy Efficiency Rating

|                                                    | Current | Potential |
|----------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         | 80        |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   | 54      |           |
| (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 |         |           |



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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.