



## 7, Thirsk Close

The Ridings | Market Rasen | LN8 3EB

£750 PCM



Perkins George Mawer & Co.

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

7

Thirsk Close | The Ridings

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PERFECT STARTER HOME! Welcome to Thirsk Close, a charming terraced house nestled in the heart of The Ridings, Market Rasen. This modern property boasts a cosy lounge, two bedrooms, and a well-appointed bathroom, perfect for a small family or professionals looking for a comfortable living space.

Situated in a popular and quiet residential development, this home offers a peaceful retreat from the hustle and bustle of daily life. The convenience of allocated parking for two vehicles ensures that you'll never have to worry about finding a spot after a long day.

The property's proximity to the train station makes commuting a breeze, ideal for those who need to travel for work or leisure. Whether you're looking to unwind in the lounge after a busy day or enjoy a relaxing bath in the modern bathroom, this house has everything you need to feel right at home.

- Convenient For Train Station
- Situated In Quiet Residential Area
- Parking For 2 Vehicles
- 2 Double Bedrooms
- Bathroom & Ground Floor Cloakroom
- Lounge & Kitchen
- Enclosed Rear Garden

#### Main entrance

Via part glazed galvanised steel door leading into entrance porch.



Entrance porch

Cloak room

Lounge

10'6" x 13'8" (3.20 x 4.17)

Kitchen

13'11" x 9'3" (4.24 x 2.82)

Bedroom one

9'3" x 13'11" (2.82 x 4.24)

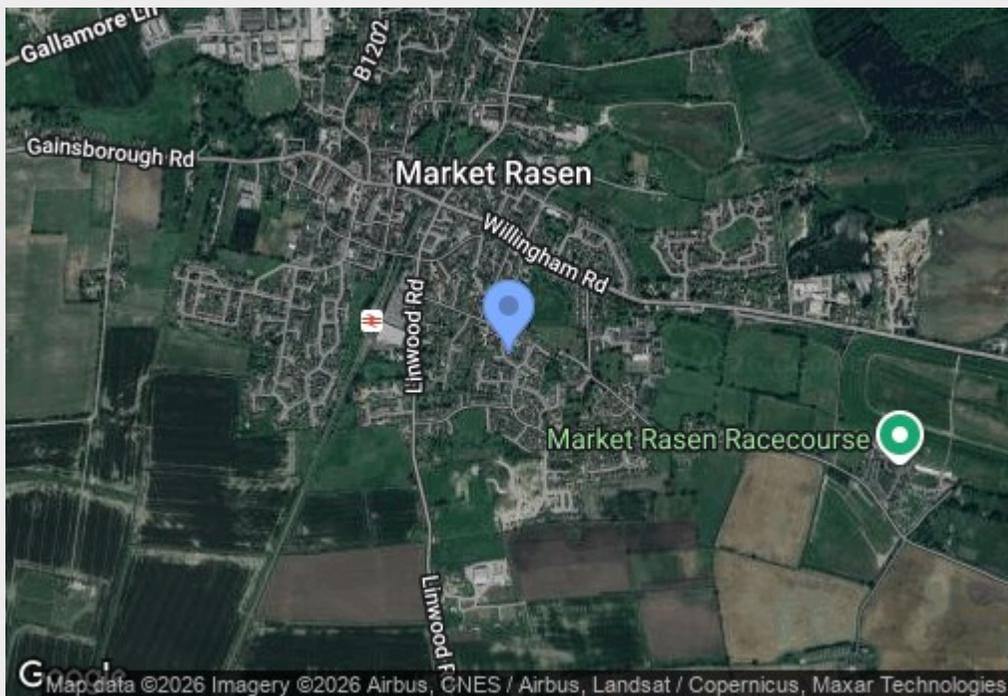
Bedroom two

8'7" x 11'6" (2.62 x 3.51)

Bathroom

6'6" x 6'2" (1.98 x 1.88)

Gardens



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">91</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>75</b>	
<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.