



**27 Dear Street,
Market Rasen, LN8 3BH**



Book a Viewing!

£310,000

Three Bedroom Property offering well proportioned accommodation arranged over two floors, occupying an approximately 0.22 acre plot (STS) in a tucked away position within the central area of Market Rasen.

The property provides an Entrance Hallway, Porch, Bathroom, Kitchen/Diner and Living Room to the ground floor, with Three Bedrooms and an additional WC on the first floor. A particular feature is the substantial south facing plot, which includes mature gardens together with extensive outbuildings, garage and workshop accommodation.

The gravelled driveway provides off-road parking for multiple cars, while the garage, workshop and additional storage offer useful space for a range of purposes. The property is also within walking distance of local schools and shops.





LOCATION

The property occupies a central yet tucked-away position within Market Rasen, with local shops and schools within walking distance. Market Rasen provides a range of everyday amenities including independent shops, cafés, public houses, supermarkets and other local services, together with primary and secondary schooling. The town also benefits from a railway station providing services towards Lincoln and Grimsby, while the A46 gives access towards Lincoln and the wider road network. The Lincolnshire Wolds are close by, providing access to a range of countryside and walking routes.

ACCOMMODATION

PORCH

With composite external door to the front elevation, uPVC double glazed window to the side elevation and internal door leading into the entrance hall. Stairs rise to the first floor with doors off.

ENTRANCE HALL

With tiled flooring, radiator, uPVC double glazed window to the front elevation, composite external door to the rear elevation and doors off.



KITCHEN/DINER

14' 1" x 13' 11" (4.29m x 4.24m) With vinyl flooring throughout, radiator and uPVC double glazed window to the front elevation. Fitted with a range of wall and base units with worktops over, tiled splashbacks, integrated electric oven, integrated gas hob with extractor fan over, integrated ceramic sink with drainer and integrated fridge. Door providing access to under stair storage.

BATHROOM

8' 11" x 9' 8" (2.72m x 2.95m) With vinyl flooring throughout, low level WC, wash hand basin with integrated storage units, standard horizontal radiator, towel radiator and corner shower cubicle. Tiling throughout and spotlight lighting.



LIVING ROOM

13' 1" x 18' 11" (3.99m x 5.77m) With two radiators, uPVC double glazed window to the front elevation, exposed wooden beams and brickwork, feature fireplace and wood burner.

FIRST FLOOR LANDING

With uPVC double glazed window to the rear elevation, doors off, access to the roof void and stairs leading to the ground floor.

BEDROOM 1

9' 8" x 11' 11" (2.95m x 3.63m) With radiator, built-in wardrobes, uPVC double glazed window to the front elevation and airing cupboard housing the boiler.

BEDROOM 2

13' 1" x 8' 4" (3.99m x 2.54m) With radiator and uPVC double glazed window to the front elevation.

BEDROOM 3

10' 6" x 10' 8" (3.2m x 3.25m) With radiator and uPVC double glazed window to the front elevation



WC

3' 3" x 8' 8" (0.99m x 2.64m) With radiator, low level WC, wash hand basin and uPVC double glazed frosted window to the rear elevation.

OUTSIDE

The property benefits from a spacious south facing plot of approximately 0.22 acre, subject to survey, with mature gardens and a range of established planting.



The gravelled driveway provides off-road parking for multiple cars and leads to the garage and workshop areas. The garden includes flower beds, mature shrubs and trees, greenhouse and patio seating areas.

The combination of the substantial plot and extensive garage and workshop accommodation provides useful outside space, with the property occupying a tucked away position while remaining within the central area of Market Rasen.



WORKSHOP AND GARAGE

18' 2" x 12' (5.54m x 3.66m) The workshop benefits from sliding doors, power and lighting, together with two windows to the side elevation. The adjoining garage (23'1 x 9'11) also benefits from power and lighting. There is an additional storeroom to the rear of the workshop.

GARAGE

15' 11" x 33' 10" (4.85m x 10.31m) With two up-and-over doors, power and lighting.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

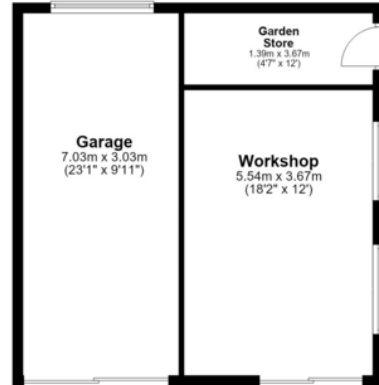
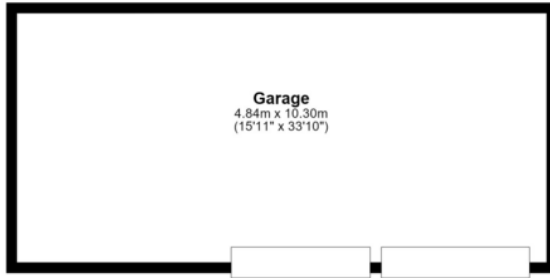
VIEWINGS - By prior appointment through Mundys.





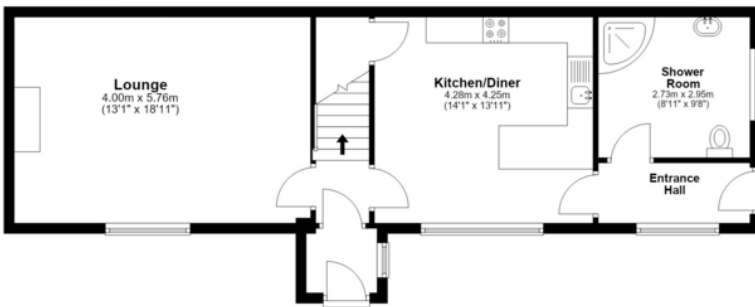
Outbuildings

Approx. 97.7 sq. metres (1051.2 sq. feet)



Ground Floor

Approx. 60.3 sq. metres (648.6 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.2 sq. feet)



Total area: approx. 204.4 sq. metres (2200.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
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We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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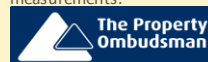
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46 Middle Gate
Newark
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01636 700888

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