



HOP HOUSE MARKET PLACE

MARKET RASEN, LN8 5QU

£750 PCM

Hop House is a charming two-bedroom end-terrace cottage, quietly tucked away within a small and private enclave just off the Market Place in the heart of Wragby offering the perfect blend of central convenience and peaceful surroundings. Accessed via a shared driveway leading to a tarmac parking area serving the terrace, the property enjoys a discreet position set back from the main street.

Accommodation comprises:

Ground Floor: Entrance hall, spacious dining kitchen, comfortable lounge, and modern shower room.

First Floor: Landing leading to two well-proportioned bedrooms, one benefitting from built-in wardrobe space.

Outside: An enclosed block-paved courtyard to the side provides a low-maintenance outdoor space ideal for seating or container gardening.

BELL



EPC Rating: D Council Tax Band: A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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

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