



Waterloo Lodge, Waterloo Street, Market Rasen, LN8 3ES

welcome to

Waterloo Lodge, Waterloo Street, Market Rasen

Early viewing is essential for this well presented detached home, located in the sought after town of Market Rasen. The property boasts two reception rooms, five double bedrooms, two family bathrooms, two en suites, substantial rear garden, ample driveway parking and detached double garage.



Entrance Hall

With carpet flooring, two built in storage units and a radiator.

Bathroom One

With obscure double glazed window to the side, part tiling to the walls, tiled flooring, bath, shower, wash hand basin, WC and radiator.

Lounge

16' 3" x 23' 4" (4.95m x 7.11m)

With double glazed windows to the front, rear and side, carpet flooring, radiator, feature fireplace with log burner and frosted panelled double doors.

Dining Room

13' 9" x 12' 2" (4.19m x 3.71m)

With double glazed windows to the front and side, carpet flooring and a radiator.

Kitchen / Breakfast Room

14' 5" x 11' 8" (4.39m x 3.56m)

With double glazed windows to the front and side, a fitted kitchen in range of wall and base units with work surfaces, integral oven and grill, hob with extractor above, breakfast bar area, inset sink and drainer, vinyl flooring and radiator.

Utility Room

6' 2" x 8' 7" (1.88m x 2.62m)

With double glazed windows to the side and rear, freestanding washing machine, stainless steel sink and fuse box.

Conservatory

9' 8" x 10' 3" (2.95m x 3.12m)

With carpet flooring, double glazing all around and door to the rear garden.

Bedroom Five

8' 9" x 13' 6" (2.67m x 4.11m)

With double glazed window to the rear, cupboard storage, radiator and connecting to en suite.

En Suite Two

With double glazed window to the rear, large corner shower, wc, wash hand basin, ceramic tile flooring, extractor fan, inset ceiling lights and radiator.

Landing

With carpet, airing cupboard and loft access.

Bedroom One

15' x 13' 2" (4.57m x 4.01m)

With two double glazed windows to the rear, built in storage and radiator.

En Suite One

Part tiled, with double glazed windows to the side, anti slip vinyl flooring, WC, bath with shower fitted over, bidet, wash hand basin and radiator.

Bedroom Two

13' 11" x 12' 3" (4.24m x 3.73m)

With two double glazed windows to the front and side, fitted storage, carpet flooring and a radiator.

Bedroom Three

13' 11" x 11' 11" (4.24m x 3.63m)

With radiator, built in storage unit, double glazed windows to the front and side.

Bedroom Four

13' 2" x 8' 6" (4.01m x 2.59m)

With double glazed window to the side, carpet flooring and a radiator.

Bathroom Two

With obscured double glazed window to the side, shower, wash hand basin, wc, ceramic tile flooring and part tiling to the walls.

Conservatory Two

With double glazed windows all around, double glazed double doors opening to the rear garden tiled flooring and power.

Outbuilding(s)

With double garage.

Rear Garden

With block paving to lawn, fully enclosed.



view this property online williamhbrown.co.uk/Property/LCR122552



welcome to

Waterloo Lodge Waterloo Street, Market Rasen

- WELL PRESENTED DETACHED HOME
- DETACHED DOUBLE GARAGE
- AMPLE DRIVEWAY PARKING
- SOUGHT AFTER MARKET TOWN LOCATION
- FIVE GENEROUS BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£525,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR122552



Property Ref:
LCR122552 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2
1EW



williamhbrown.co.uk