



**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 logburner 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 fusebox.

### **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.



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## **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

offers over  
**£500,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCR122552 - 0007

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**william h brown**



**01522 534 771**



[Lincoln@williamhbrown.co.uk](mailto:Lincoln@williamhbrown.co.uk)



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



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