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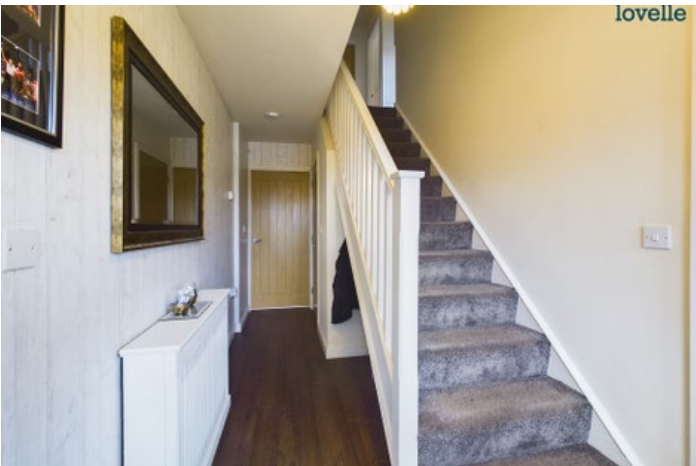


Mallard Way, Market Rasen



When it comes to
property it must be


lovelle



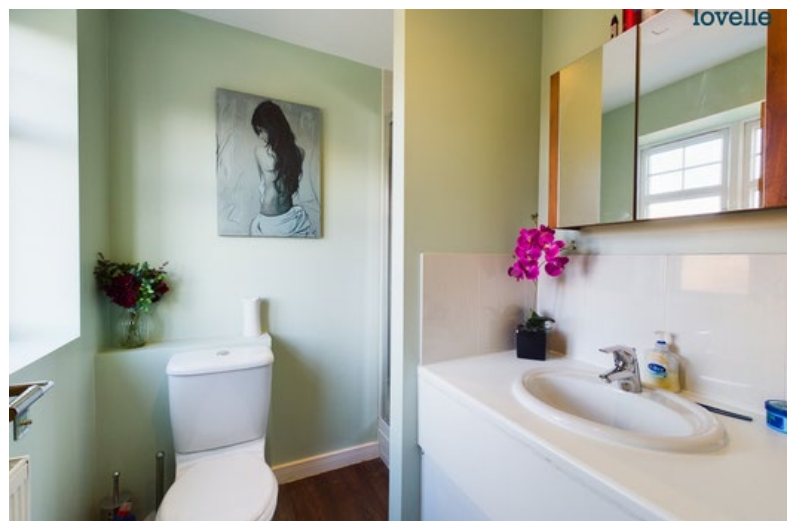
£269,500

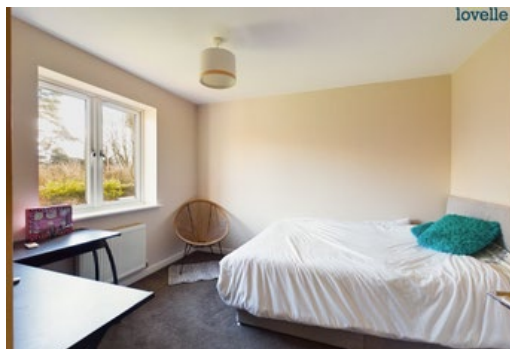
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SPACIOUS 4 BED DETACHED FAMILY HOME We are delighted to offer for sale this splendid family home, situated on a popular residential development with a **LARGER THAN AVERAGE PLOT**. Briefly comprising entrance hall, lounge, breakfast kitchen, dining room, utility, WC, 4 bedrooms, ensuite and family bathroom. Generous gardens, driveway and Garage... **NOT TO BE MISSED**

Key Features

- Modern Detached Home
- Spacious Accommodation
- Larger Than Average Plot
- Popular Residential Location
- Entrance Hall, WC / Cloakroom
- Lounge, Dining Room
- EPC rating C
- Tenure: Freehold





Situation

Market Rasen is a small historic Market Town which boasts bustling streets, local shops selling local produce, friendly pubs and stunning surrounding countryside. Facilities are excellent and besides the thriving shopping centre there's a police station, fire and ambulance stations, railway station, excellent schooling, doctor's surgery, good access to NHS dentists and a library.

On top of all that, there's a racecourse the only one in Lincolnshire and a golf course, and a fair number of new residential developments which have brought in new residents to this pleasant corner of Lincolnshire. This bustling town has become increasingly popular with commuters, not only because of its easy road access but also because of its rail links to Grimsby & Lincoln which now has direct trains to London. Equally, because it's one of the western gateways to the Lincolnshire Wolds, you don't need to go far to find quiet roads, pleasant footpaths and beautiful countryside

Entrance Hall

4.89m x 1.98m (16ft x 6.5ft)

double glazed entrance door, adjoining side screens, radiator, laminate flooring and stairs to first floor accommodation

WC / Cloakroom

1.65m x 0.89m (5.4ft x 2.9ft)

low level WC, pedestal hand wash basin, tiled splash backs, laminate flooring and radiator

Lounge

4.74m x 3.27m (15.6ft x 10.7ft)

double glazed window to front aspect and radiator

Dining Room

2.88m x 3.05m (9.4ft x 10ft)

double glazed rear entrance doors, radiator and laminate flooring

Breakfast Kitchen

a range of fitted wall and base units, fitted breakfast bar, electric oven, 4 ring gas hob, stainless steel sink unit, tiled splash backs, space for fridge freezer, laminate flooring, radiator and double glazed window to front and side aspects

Utility

1.56m x 1.59m (5.1ft x 5.2ft)

space and plumbing for washing machine, space for tumble dryer, radiator, laminate flooring and double glazed entrance door

Landing

2.19m x 2.91m (7.2ft x 9.5ft)

radiator, roof void access and airing cupboard housing hot water cylinder

Bedroom 1

4.35m x 3.33m (14.3ft x 10.9ft)

double glazed window to front aspect and radiator

Ensuite

1.72m x 1.86m (5.6ft x 6.1ft)

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, tiled splash backs, vinyl flooring, radiator and double glazed window to front aspect

Bedroom 2

4.34m x 2.75m (14.2ft x 9ft)

double glazed window to front aspect and radiator

Bedroom 3

3.35m x 2.88m (11ft x 9.4ft)

double glazed window to rear aspect and radiator

Bedroom 4

3.35m x 2.73m (11ft x 9ft)

double glazed window to rear aspect and radiator

Bathroom

1.7m x 2.32m (5.6ft x 7.6ft)

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, tiled splash backs, vinyl flooring, radiator and double glazed window to rear aspect

Gardens

occupying a larger than average plot with gardens to both front and rear. The front is open plan and mostly laid to lawn. The rear is very generous with large lawned area and generous paved patio.

Garage

2.62m x 5.14m (8.6ft x 16.9ft)

up and over door, power and lighting

Driveway

providing ample offroad parking for a number of vehicles

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



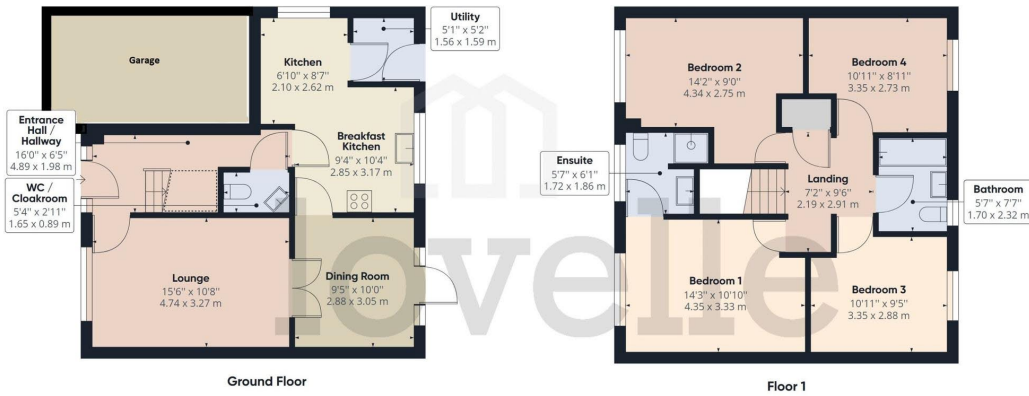
Approximate total area⁽¹⁾
1198.25 ft²
111.32 m²

Reduced headroom
16.83 ft²
1.56 m²

(1) Excluding balconies and terraces

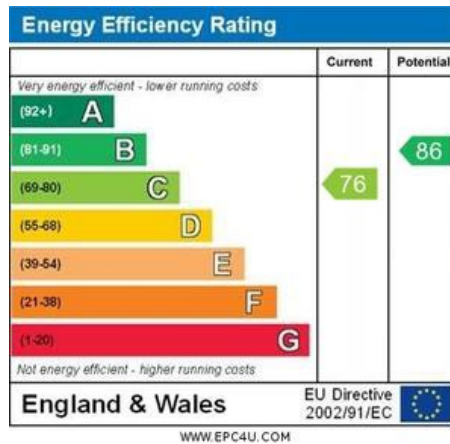
⊞ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Ground Floor

Floor 1



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