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Caistor Road, Market Rasen



When it comes to
property it must be





£400,000



DECEPTIVE & SPACIOUS FAMILY HOME IN SOUGHT AFTER LOCATION

This superb family home offer spacious and flexible accommodation. Entrance Hall, Breakfast Kitchen, Utility, WC, Lounge, Dining Room / Bed 4, Ground Floor Bedrooms, Ensuite, 2 Further Bedrooms & Bathroom. Occupying a **GENEROUS PLOT** with Gardens front and rear, ample parking and double garage.

Key Features

- Exceptional Detached House
- Spacious & Flexible Accommodation
- Generous Private Plot
- 3 / 4 Bedrooms, 2 Bathrooms
- Gated Driveway & Double Garage
- EPC rating D
- 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 2 golf courses, 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

4.59m x 3.56m (15.1ft x 11.7ft)

timber entrance door, adjoining side screens, tiled flooring, 2 radiators, stairs to first floor accommodation and storage cupboard under

Lounge

4.82m x 5m (15.8ft x 16.4ft)

2 double glazed windows to rear aspect, 2 radiators, double glazed entrance doors and feature fire place

Ground Floor Bedroom 1

4.53m x 4.53m (14.9ft x 14.9ft)

2 double glazed windows to front aspect, 2 radiators and fitted wardrobes

Ensuite

1.78m x 2.17m (5.8ft x 7.1ft)

4 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, shower cubicle, tiled splash backs, tiled flooring, radiator and double glazed window to side aspect

Dining Room / Bedroom 4

3.03m x 3.6m (9.9ft x 11.8ft)

double glazed bay with doors to rear aspect and radiator

Breakfast Kitchen

5.14m x 3.6m (16.9ft x 11.8ft)

a range of fitted wall and base units, space for 'Rangemaster' integrated fridge freezer, integrated dishwasher, sink unit, radiator, tiled splash backs, tiled flooring and 2 double glazed windows to rear aspect

Utility

2.22m x 2.61m (7.3ft x 8.6ft)

fitted base units, stainless steel sink unit, space and plumbing for washing machine, wall mounted gas boiler, tiled splash backs, tiled flooring and double glazed side entrance door

WC/ Cloakroom

2m x 0.9m (6.6ft x 3ft)

low level WC, hand wash basin, tiled splash backs, vinyl flooring, radiator and double glazed window to rear aspect

Landing

2.23m x 0.92m (7.3ft x 3ft)

airing cupboard housing hot water cylinder and fitted storage

Bedroom 2

3.79m x 4.26m (12.4ft x 14ft)

double glazed window to front aspect, radiator, storage cupboard and access to eaves

Bedroom 3

4.37m x 3.34m (14.3ft x 11ft)

double glazed window to side aspect, radiator and fitted wardrobes

Bathroom

2.52m x 1.74m (8.3ft x 5.7ft)

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with electric shower over, tiled splash backs, tiled flooring, radiator and Velux window

Gardens

occupying a generous plot with mature well maintained gardens. The rear garden is mostly laid to lawn, with paved patio areas and lots of mature trees, shrubs and flowers.

Garage

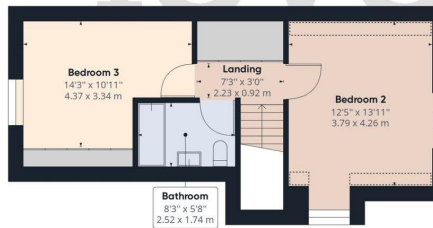
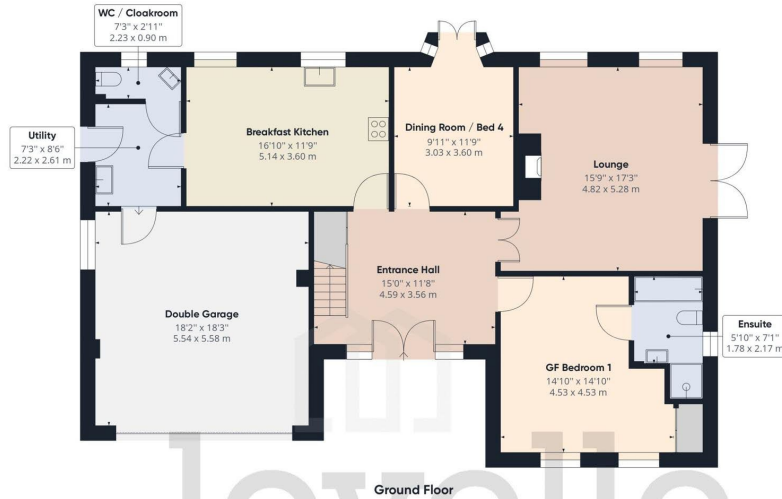
5.54m x 5.58m (18.2ft x 18.3ft)

electric up and over door, double glazed window to side aspect, power and lighting

Driveway

gated driveway with turning circle providing ample off road parking for a number of vehicles





Floor 1

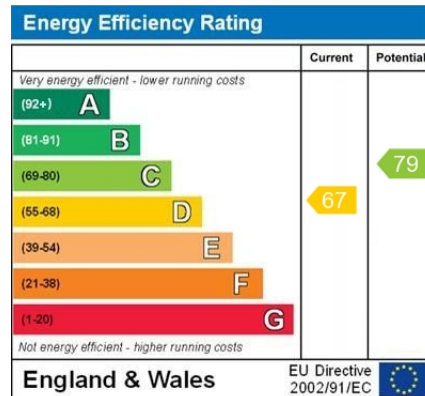
Approximate total area⁽¹⁾
1916.77 ft²
178.07 m²

Reduced headroom
22.50 ft²
2.09 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.



Agents Notes

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