



Wells Drive | Market Rasen |

Asking Price: £270,000



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When it comes to
property it must be



SUMMARY

- Detached Bungalow
- Popular Residential Location
- Spacious Accommodation
- Well Presented Throughout
- Entrance Hall, Lounge Diner
- Kitchen, Utility Room
- 3 Bedrooms, Ensuite, Bathroom
- Gardens Front & Rear
- Driveway, Integral Garage
- EPC Rating - C
- MUST BE VIEWED

DESCRIPTION

3 BEDROOM DETACHED BUNGALOW, EXTREMELY POPULAR LOCATION This spacious property briefly comprises, entrance hall, lounge diner, kitchen, utility, 3 bedrooms, ensuite and family bathroom. Outside there are gardens front & rear, driveway & Garage. MUST VIEW

LOCATION

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.



PARTICULARS OF SALE

Entrance Porch:

4'6" x 3'4" (1.37m x 1.02m)

Having double glazed front entrance door with adjoining side screen and laminate flooring

Hallway:

13'6" x 5'10" (4.11m x 1.78m)

Having glazed entrance door, roof void access, laminate flooring, radiator, airing cupboard housing hot water cylinder and cloak cupboard.

Lounge Diner:

20'1" (6.12) x 11'5" (3.48) + 8'7" (2.62) x .13'1" (04)

Having double glazed bay window to front aspect, double glazed window to side aspect, 2 radiators, laminate flooring and feature fire place.

Kitchen:

10'7" x 9'10" (3.23m x 3m)

Having a range of fitted wall and base units, sink unit, electric oven, induction hob, radiator, integrated fridge freezer, tiled splash backs, vinyl flooring and double glazed window

Utility Room:

8'11" x 5'2" (2.72m x 1.57m)

space and plumbing for washing machine, space and plumbing for dishwasher, radiator, wall mounted gas boiler, double glazed window to rear aspect and uPVC rear entrance door

Bedroom 1:

11'7" x 11'7" (3.53m x 3.53m)

Having double glazed window to rear aspect, radiator and fitted wardrobe.

Ensuite:

3'7" x 7'7" (1.1m x 2.3m)

Having 3 piece suite comprising low level WC, hand wash basin and mains shower, tiled splash backs, vinyl flooring, radiator and double glazed window to rear aspect.

Bedroom 2:

10'11" x 10'1" (3.33m x 3.07m)

Having double glazed window to side aspect, fitted wardrobe and radiator.



Bedroom 3 / Office:

7'1" x 11'11" (2.16m x 3.63m)

Having double glazed window to front aspect and radiator.

Bathroom:

5'1" x 8'1" (1.55m x 2.46m)

Having 3 piece suite comprising low level WC, vanity hand wash basin, free standing bath, tiled splash backs, vinyl flooring, heated towel radiator and double glazed window to rear aspect.

Gardens:

The property benefits from well maintained gardens to both the front and rear. The front garden is mostly laid to lawn with planted flowers and shrubs. The rear garden is mostly laid to lawn with paved patio area, planted shrubs and flowers and timber shed and summerhouse

Garage: 8'11" x 16'9" (2.72m x 5.1m)

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

Driveway:

Having a generous driveway providing ample off road parking for a number of vehicles.

TENURE

The tenure of this property is Freehold.

SERVICES

MORTGAGE & SOLICITORS

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

LOCAL AUTHORITY

This property falls within the geographical area of West Lindsey Council - 01427 676676.

<https://www.west-lindsey.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01673 844069.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01673 844069 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. **Advisory Notes** - Please be

advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

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.

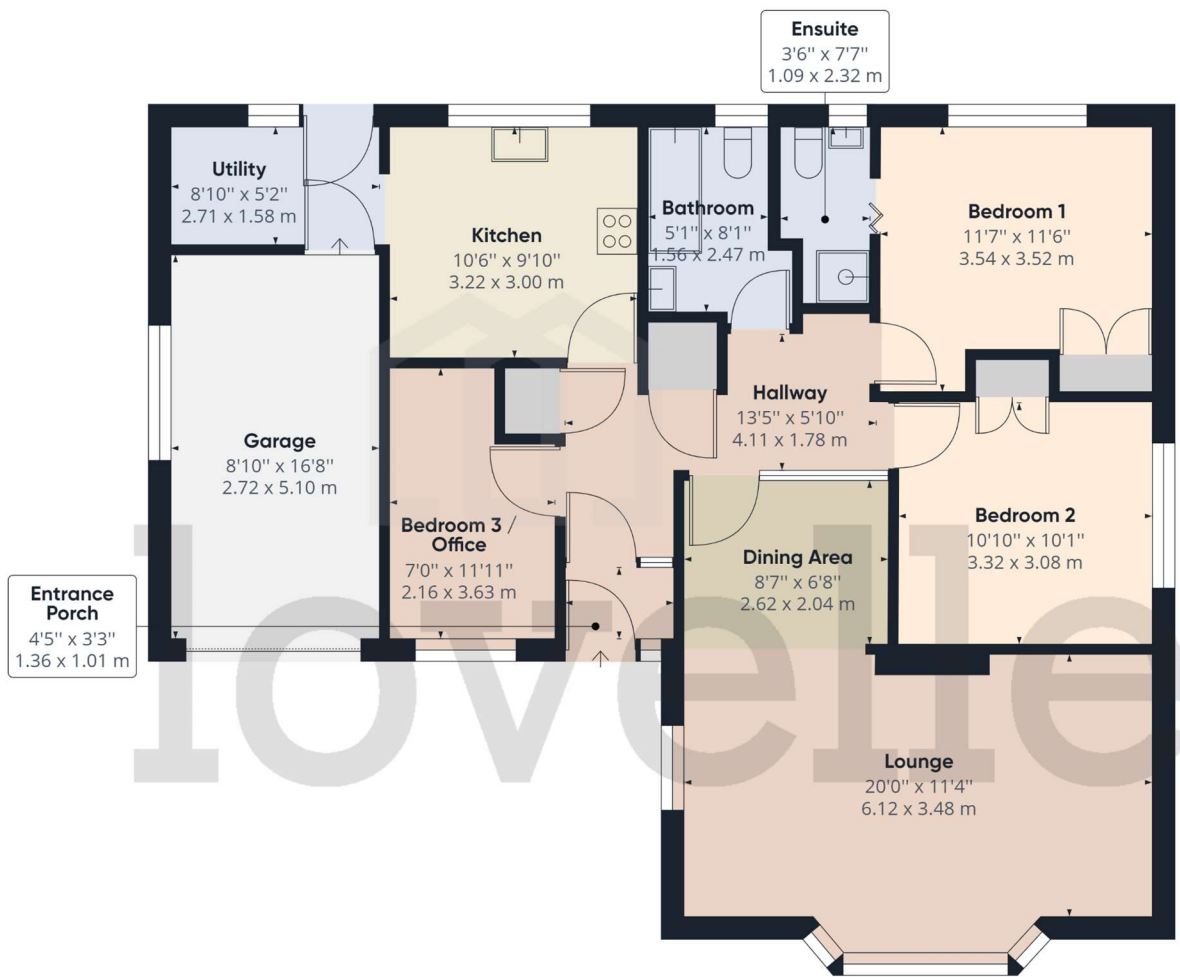
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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



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

FLOOR PLANS



Approximate total area⁽¹⁾

1129.85 ft²

104.97 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Floorplan

Whilst every attempt has been made to ensure the floorplan contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made Jon Holmes Photography © 2018.

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it must be



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