

Buy. Sell. Rent. Let.

lovelle



The Furlongs, Market Rasen



When it comes to
property it must be


lovelle



Offers Over £320,000



MODERN & SPACIOUS FAMILY HOME, GARDEN, GARAGE & DRIVEWAY This superb detached house is well presented throughout. Entrance hall, dining room, lounge, breakfast kitchen, utility, WC/cloakroom, 4 bedrooms, 2 Ensuite's & bathroom. Garden, driveway & double garage. ***MUST VIEW***

Key Features

- Detached Family Home
- Spacious Accommodation
- Well Presented Throughout
- Popular Residential Location
- Entrance Hall, WC/ Cloakroom
- Kitchen, Breakfast Room, Utility
- EPC rating C
- Tenure: Freehold

lovelle



lovelle



lovelle



lovelle



lovelle



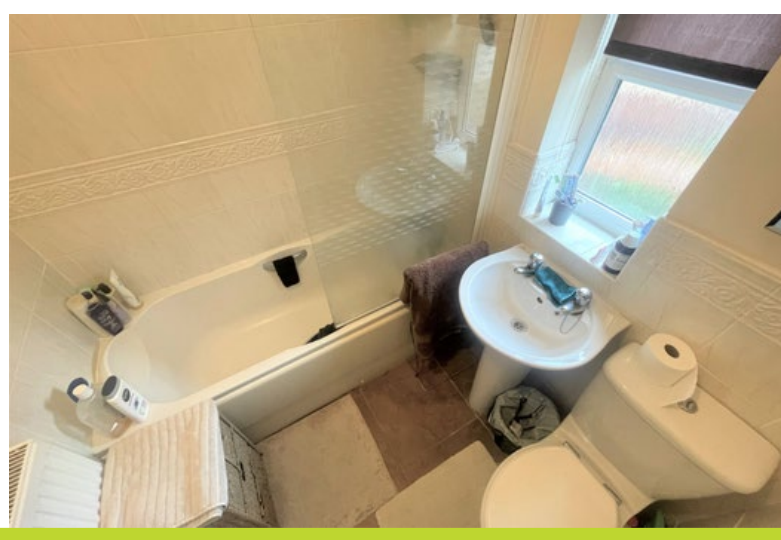
lovelle

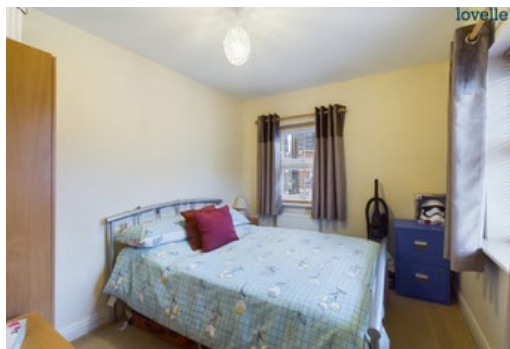
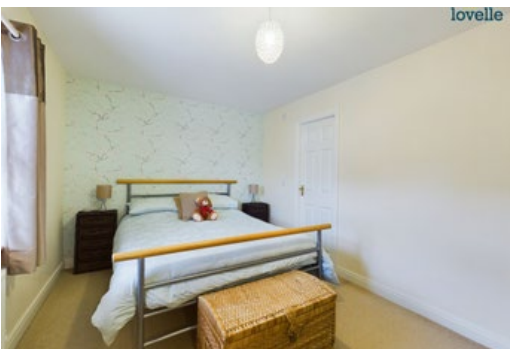


lovelle



lovelle





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 town 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 golfcourse, 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 4.77m x 2.35m (15.6ft x 7.7ft)

double glazed entrance door, tiled flooring, radiator, double glazed window to rear aspect and stairs to first floor accommodation

WC / Cloakroom 1.84m x 0.91m (6ft x 3ft)

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

Lounge 5.7m x 4.7m (18.7ft x 15.4ft)

double glazed window to side aspect, 2 radiators, double glazed bay window to side aspect with French doors and feature fire place with gas fire inset

Dining Room 5.33m x 3.17m (17.5ft x 10.4ft)

double glazed bay window to front aspect, 2 double glazed windows to side aspect and 2 radiators

Kitchen 2.05m x 4.19m (6.7ft x 13.7ft)

a range of modern fitted wall and base units, stainless steel sink unit, space for 'Range' style cooker, space for fridge freezer, tiled splash backs, tiled flooring and double glazed window to front aspect

Breakfast Room 2.68m x 2.35m (8.8ft x 7.7ft)

French doors to rear garden, radiator and tiled flooring

Utility 2.02m x 1.83m (6.6ft x 6ft)

a range of fitted wall and base units, stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, tiled splash backs, tiled flooring, radiator and double glazed entrance door

Landing 4.8m x 2.38m (15.7ft x 7.8ft)

double glazed windows to front and rear aspects, radiator, roof void access and airing cupboard housing 'boiler mate'

Bedroom 1 5.08m x 3.99m (16.7ft x 13.1ft)

double glazed window to side aspect, radiator and fitted wardrobes

Ensuite 1.76m x 1.94m (5.8ft x 6.4ft)

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

Bedroom 2 2.94m x 4.22m (9.6ft x 13.8ft)

double glazed window to front aspect, radiator and fitted wardrobes

Ensuite 1.8m x 1.82m (5.9ft x 6ft)

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, radiator and double glazed window to rear aspect

Bedroom 3 2.61m x 3.19m (8.6ft x 10.5ft)

double glazed windows to front and side aspect and radiator

Bedroom 4 2.16m x 3.18m (7.1ft x 10.4ft)

double glazed window to side aspect and radiator

Bathroom 1.83m x 2.37m (6ft x 7.8ft)

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

Gardens

the property benefits from gardens to front and rear. The front gardens is open plan and is mostly laid to lawn with planted borders. The rear is again mostly laid to lawn with paved patio seating area.

Double Garage

roller door, power and lighting

Driveway

block paved driveway providing ample off road 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.





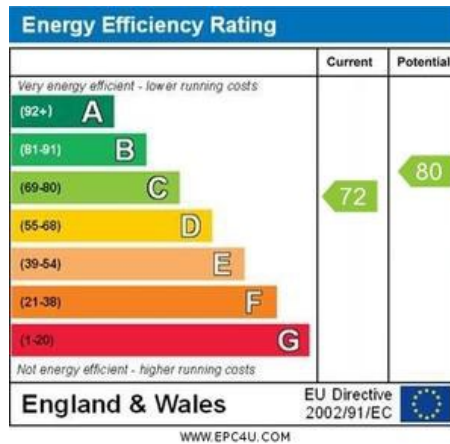
Ground Floor



Approximate total area⁽¹⁾
1519.75 ft²
141.19 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.



When it comes to **property**
it must be