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Willingham Road, Market Rasen



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£180,000



**CHATTRACTER COTTAGE** in the heart of Market Rasen. Formerly 2 Cottages knocked into one, this **SPACIOUS** property offer excellent accommodation but is **IN NEED OF MODERNISATION**. Entrance Hall, Kitchen, 3 Reception Rooms, 4 Bedrooms & Bathroom. Benefitting from Generous Gardens and **NO ONWARD CHAIN**

**Key Features**

- End Terraced House
- Formerly 2 Cottages
- In Need of Modernisation
- Town Centre Location
- Close to Local Amenities
- 3 Reception Rooms, Kitchen
- EPC rating TBC
- Tenure: Freehold







## Situation

Market Rasen town is popular with walkers and there are great routes and trails just five minutes stroll from the town centre. You can also head out to Willingham Woods where there are numerous trails and paths for all ages and abilities. In the town centre you will find traditional and long-standing family run shops including ironmongers, butchers, menswear confectionery, bakery & fruit & veg. The town boasts high-quality and award winning places to eat for all budgets. Market Rasen is approximately 16 miles from Lincoln City and 15 miles from the market town of Louth. There are regular bus and train services.

## Side Entrance

2.04m x 1.69m (6.7ft x 5.5ft)

timber entrance door and tiled flooring

## Kitchen

2.2m x 3.71m (7.2ft x 12.2ft)

a range of fitted base units, stainless steel sink unit, space and plumbing for dishwasher, space for cooker, tiled splash backs, tiled flooring and double glazed window to side aspect

## Dining Room

3.72m x 4.63m (12.2ft x 15.2ft)

single glazed window to front aspect, double glazed sliding doors to side aspect, electric heater, tiled flooring and stairs to first floor accommodation

## Snug

4.18m x 3.68m (13.7ft x 12.1ft)

double glazed window to rear aspect, timber entrance door and tiled flooring

## Lounge

3.66m x 3.69m (12ft x 12.1ft)

timber entrance door, single glazed window to front aspect, feature fire place, fitted storage and tiled flooring

## Laundry Room

2.99m x 2.53m (9.8ft x 8.3ft)

butler sink, tiled splash backs, space and plumbing for washing machine and space for tumble dryer

## Bathroom

3.96m x 3.67m (13ft x 12ft)

4 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, bidet, tiled splash backs, heated towel rail, tiled flooring and double glazed window to rear aspect

## Landing

### Bedroom 1

3.76m x 3.73m (12.3ft x 12.2ft)

single glazed window to front aspect and electric heater



### Bedroom 3

4.13m x 3.75m (13.5ft x 12.3ft)

accessed via bedroom 1, 2 double glazed window to rear aspect and fitted wardrobes

### Bedroom 2

3.71m x 3.65m (12.2ft x 12ft)

double glazed window to side aspect and single glazed window to front aspect

### Bedroom 4

2.17m x 3.68m (7.1ft x 12.1ft)

double glazed window to rear aspect

### Gardens

occupying a generous plot, with garden to the rear. Being mostly laid to lawn, with paved patio area and a range of outbuildings that benefit from electricity and water.

### Workshop & Store

3.32m x 6.36m (10.9ft x 20.9ft)

fitted storage and power

### WC

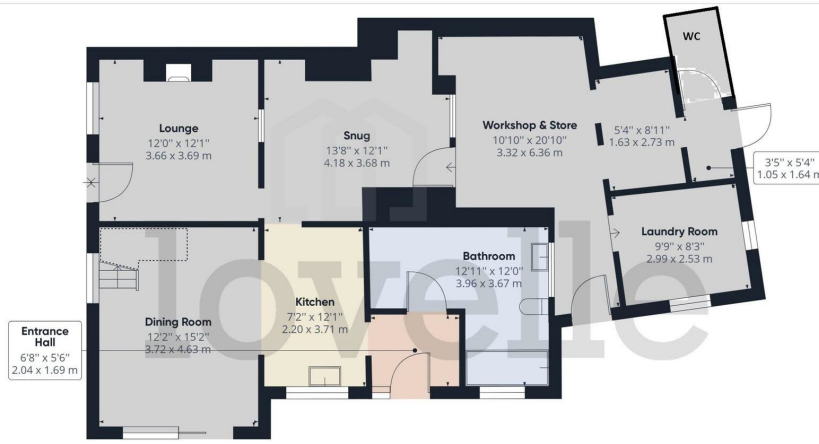
high level WC

### Agents Notes

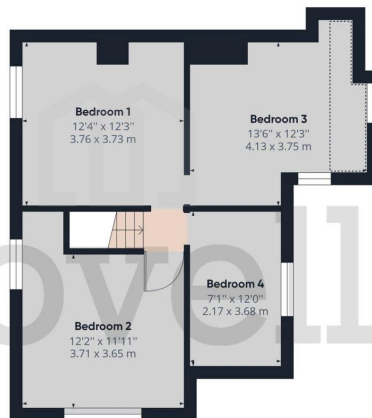
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Ground Floor



**Approximate total area<sup>(1)</sup>**

1619.68 ft<sup>2</sup>  
150.47 m<sup>2</sup>

**Reduced headroom**

47.41 ft<sup>2</sup>  
4.40 m<sup>2</sup>

(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.



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