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Kilwell Road, Market Rasen



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£155,000



EXCEPTIONAL MID TERRACED HOUSE - FULLY RENOVATED. This modern property has undergone an extensive renovation project to provide an immaculate and spacious home. Comprising Entrance Hall, WC, Lounge, Open Plan Kitchen, Dining Area, 3 Bedrooms & Shower Room. Garden to rear. NO ONWARD CHAIN

Key Features

- Modern Terraced House
- Fully Renovated Throughout
- Town Centre Location
- Immaculately Presented
- Entrance Hall, WC
- Lounge, Kitchen Diner
- EPC rating C
- Tenure: Freehold

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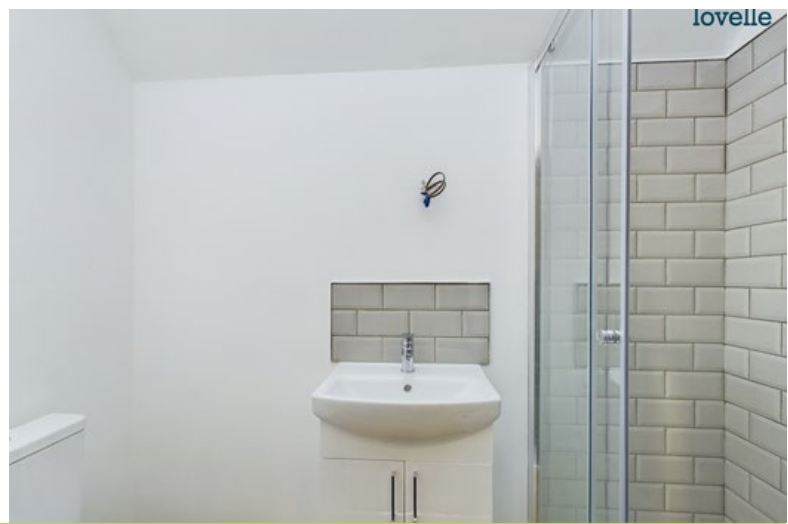
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Situation

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.

Entrance Hall

4.28m x 0.86m (14'0" x 2'10")

composite front entrance door, radiator, storage cupboard, stairs to first floor accommodation and tiled flooring

WC / Cloakroom

2.01m x 1.12m (6'7" x 3'8")

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

Open Plan - Lounge, Kitchen, Dining Area

9.66m x 3.22m (31'8" x 10'7")

Lounge

double glazed window to front aspect and radiator

Kitchen

fitted wall and base units, breakfast bar, stainless steel sink unit, space and plumbing for washing machine, wall mounted gas boiler, integrated fridge freezer, electric oven, 4 ring gas hob, double glazed window to side aspect and uPVC sliding doors

Dining Area

laminated flooring and storage cupboard

Landing

4.31m x 1.34m (14'1" x 4'5")

double glazed window to rear aspect

Bedroom 1

3.30m x 3.11m (10'10" x 10'2")

double glazed window to rear aspect, radiator and roof void access

Bedroom 2

3.27m x 3.13m (10'8" x 10'4")

double glazed window to front aspect and radiator

Bedroom 3

2.56m x 2.73m (8'5" x 9'0")

double glazed window to front aspect and radiator

Shower Room

2.32m x 1.14m (7'7" x 3'8")

low level WC, vanity hand wash basin, shower cubicle, tiled splash backs, laminate flooring, heated towel rail and sky light

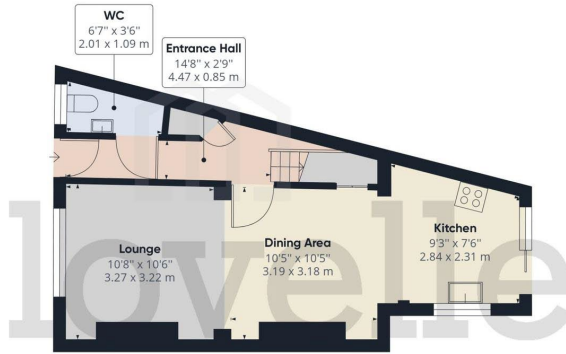
Garden

benefitting from a low maintenance rear garden being mostly laid to slate with paved patio area and planted shrubs

Agents Notes

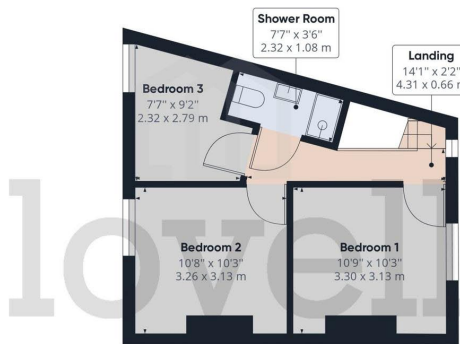
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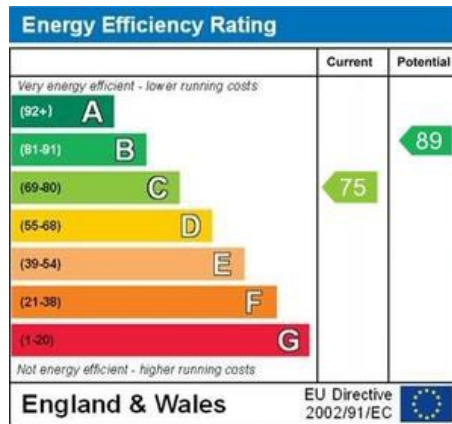
Ground Floor

Approximate total area⁽¹⁾
755.66 ft²
70.20 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.



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