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Rhodes Passage, Market Rasen



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£200,000



NEWLY REFURBISHED 2 BED DETACHED BUNGALOW, TOWN CENTRE LOCATION, WALKING DISTANCE TO AMENITIES\* This spacious property briefly comprises entrance hall, lounge diner, kitchen, 2 bedrooms and shower room. Outside there are gardens front & rear, driveway & carport. NO ONWARD CHAIN!

### Key Features

- Detached Bungalow
- Recently Refurbished
- Immaculately Presented
- Town Centre Location
- Close to Local Amenities
- Lounge Diner, Kitchen
- EPC rating C
- Tenure : Freehold

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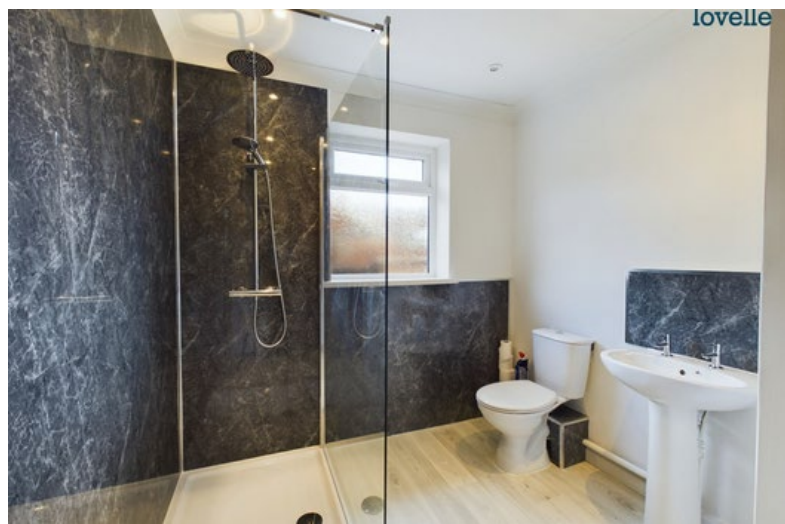
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The property has gone through an extensive refurbishment to include new heating, new electrics, new kitchen, shower room, internal doors, floor coverings and decoration throughout.

## 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 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.

## Entrance Hall

1.21m x 5.03m (4ft x 16.5ft)

uPVC entrance door, radiator and roof void access

## Lounge Diner

4.39m x 4.5m (14.4ft x 14.8ft)

double glazed bay window to front aspect, radiator and feature fire place

## Kitchen

2.74m x 3.74m (9ft x 12.3ft)

a range of fitted wall and base units, space for fridge freezer, electric oven, 4 ring gas hob, stainless steel sink unit, space and plumbing for washing machine, laminate flooring, double glazed window to rear aspect and wall mounted gas boiler

## Side Porch

1.11m x 2.86m (3.6ft x 9.4ft)

glazed entrance doors to front and rear aspect and tiled flooring

## Bedroom 1

3.33m x 4.22m (10.9ft x 13.8ft)

double glazed window to rear aspect and radiator

## Bedroom 2

2.75m x 3.49m (9ft x 11.4ft)

double glazed window to front aspect and radiator

## Shower Room

2.35m x 2.77m (7.7ft x 9.1ft)

3 piece suite comprising low level WC, pedestal hand wash basin, walk in shower cubicle, splash backs, heated towel rail, vinyl flooring, airing cupboard and double glazed window to rear aspect

## Gardens

the bungalow benefits from gardens to both front and rear aspects, with the rear being mostly laid to concrete with fruit tree. To the front is a generous gardens being mostly laid to lawn with mature trees, shrubs and flowers as well as timber summerhouse

## 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.




Approximate total area<sup>(1)</sup>  
754.53 ft<sup>2</sup>  
70.10 m<sup>2</sup>

(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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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01673 844069

marketrasen@lovelle.co.uk