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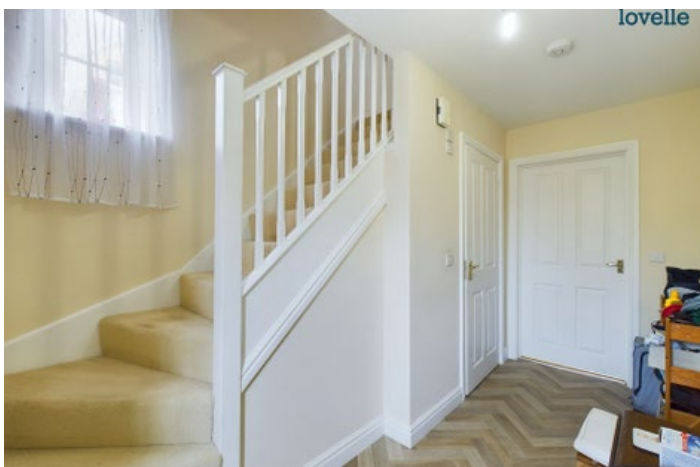


## The Brambles, Market Rasen



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property it must be

  
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£254,000



DETACHED FAMILY HOME, SUPERB LOCATION ON POPULAR DEVELOPMENT WITH GENEROUS GARDEN- Modern & spacious family home. Briefly comprising entrance hall, lounge, breakfast kitchen, dining room, utility, cloakroom, 3 bedrooms, ensuite & bathroom. Generous plot, gardens, driveway & garage. VIEWING ADVISED

Key Features

- Modern Detached House
- Popular Residential Location
- Spacious Accommodation
- Entrance Hall, WC, Lounge
- Kitchen, Dining Room, Utility
- 3 Bedrooms, Ensuite, Bathroom
- EPC rating C
- Tenure: Freehold



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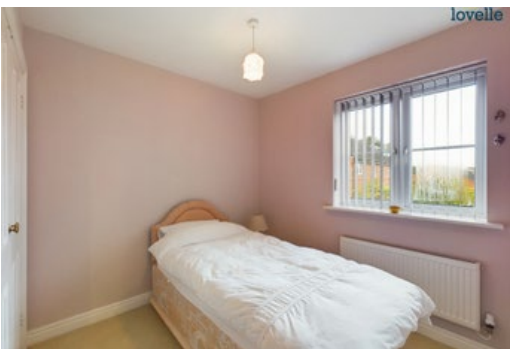
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## Situation

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

3.83m x 1.56m (12.6ft x 5.1ft)

composite entrance door, radiator, vinyl flooring and double glazed window to side aspect

## WC / Cloakroom

1.75m x 1.01m (5.7ft x 3.3ft)

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

## Lounge

4.29m x 3.63m (14.1ft x 11.9ft)

double glazed bay window to front aspect and 2 radiators

## Dining Room

2.69m x 3.23m (8.8ft x 10.6ft)

uPVC French doors to rear and radiator

## Kitchen

4.6m x 2.88m (15.1ft x 9.4ft)

a range of fitted wall and base units, stainless steel sink unit, integrated dishwasher, 4 ring gas hob, electric oven, integrated fridge freezer, tiled splash backs, tiled flooring, radiator and double glazed window to rear aspect

## Utility Room

1.62m x 2.91m (5.3ft x 9.5ft)

fitted wall and base units, space and plumbing for washing machine, space for tumble dryer, radiator, tiled splash backs, tiled flooring, roof void access and double glazed rear entrance door

## Landing

1.06m x 2.57m (3.5ft x 8.4ft)

roof void access and radiator

## Bedroom 1

3.13m x 3.57m (10.3ft x 11.7ft)

double glazed window to rear aspect, radiator and fitted wardrobes

### Ensuite

1.48m x 2.57m (4.9ft x 8.4ft)

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 2

3.46m x 2.61m (11.4ft x 8.6ft)

double glazed window to front aspect, radiator and fitted wardrobes

### Bedroom 3

2.35m x 2.48m (7.7ft x 8.1ft)

double glazed window to front aspect, radiator and fitted cupboards

### Bathroom

1.64m x 2.58m (5.4ft x 8.5ft)

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, tiled splash backs, vinyl flooring and radiator

### Gardens

with gardens to both front and rear aspects, the front garden is laid to gravel with planted shrubs. The rear garden is a good size being mostly laid to lawn, with paved patio and planted shrubs and plants

### Integral Garage

5.1m x 2.65m (16.7ft x 8.7ft)

up and over door, power, lighting and wall mounted gas boiler

### Driveway

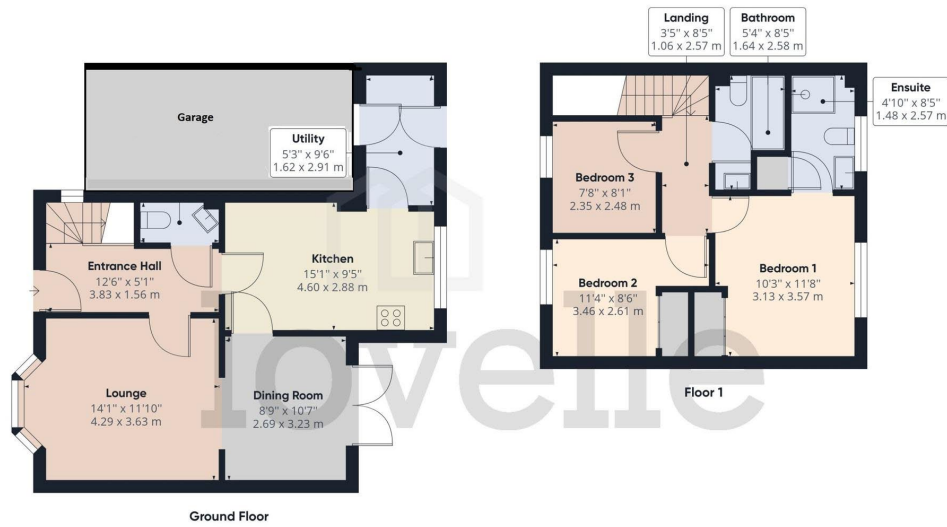
tarmac driveway in front of the garage to provide ample off street parking

### Agents Notes

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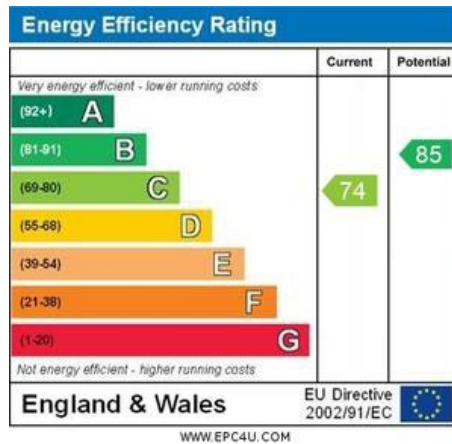




Approximate total area<sup>(1)</sup>  
953.04 ft<sup>2</sup>  
88.54 m<sup>2</sup>

(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.



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