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Lady Frances Drive, Market Rasen



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Offers Over £400,000



IMMACULATELY PRESENTED DETACHED FAMILY HOME - This EXCEPTIONAL home located in the popular Market Town of Market Rasen. Sitting on a generous corner plot with extensive gardens to the front, side and rear with driveway and double garage.

VIEWING STRONGLY ADVISED TO FULLY APPRECIATE

#### Key Features

- Detached Family Home
- Spacious Accommodation
- Immaculately Presented
- Porch, Entrance Hall, WC
- Lounge, Study, Dining Room
- Kitchen, Utility Room
- EPC rating C
- 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.

## Entrance Porch

1.74m x 1.07m (5.7ft x 3.5ft)

double glazed entrance door and tiled flooring

## Entrance Hall

4.33m x 3.15m (14.2ft x 10.3ft)

double glazed entrance door, radiator, laminate flooring, storage cupboard stairs to first floor accommodation and storage under

## Lounge

5.19m x 4.01m (17ft x 13.2ft)

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

## Study

2.17m x 3.13m (7.1ft x 10.3ft)

double glazed window to side aspect, radiator and laminate flooring

## Dining Room

4.09m x 2.94m (13.4ft x 9.6ft)

double glazed window to side aspect, radiator and double glazed sliding doors

## WC / Cloakroom

1.04m x 1.93m (3.4ft x 6.3ft)

low level WC, hand wash basin, tiled splash backs, laminate flooring and double glazed window to rear aspect

## Kitchen

3.8m x 2.94m (12.5ft x 9.6ft)

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

## Utility

2.33m x 3.11m (7.6ft x 10.2ft)

a range of modern fitted wall and base units, stainless steel sink unit, space for tumble dryer, space and plumbing for washing machine, tiled splash backs, tiled flooring, radiator and double glazed window to front aspect

## Landing

2.62m x 4.05m (8.6ft x 13.3ft)

double glazed window to front aspect, radiator, roof void access and airing cupboard housing gas fired central heating boiler

## Bedroom 1

4.09m x 6.17m (13.4ft x 20.2ft)

double glazed windows to front and rear aspect, 2 radiators and 2 fitted double wardrobes

## Ensuite

2.15m x 2.14m (7.1ft x 7ft)

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, fully tiled splash backs, tiled flooring, heated towel rail and double glazed window to front aspect

## Bedroom 2

4.05m x 3.47m (13.3ft x 11.4ft)

double glazed windows to side aspects, radiator and 2 fitted wardrobes

## Bedroom 3

5.16m x 2.97m (16.9ft x 9.7ft)

double glazed windows to side and rear aspect, radiator and fitted wardrobes

## Bedroom 4

4.32m x 2.95m (14.2ft x 9.7ft)

double glazed window to rear aspect and radiator

## Bedroom 5

2.2m x 3.16m (7.2ft x 10.4ft)

double glazed window to side aspect and radiator





## Bathroom

2.11m x 2.14m (6.9ft x 7ft)

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, fully tiled splash backs, tiled flooring, heated towel rail and double glazed window to front aspect

## Gardens

occupying a generous plot with gardens to both front and rear aspects. The front garden is mostly laid to lawn with planted shrubs, flowers and trees. The rear garden is again mostly laid to lawn, with paved patio area, planted shrubs and flowers with a range of timber outbuildings to include a shed and summerhouse.

## Garage

5.05m x 6.19m (16.6ft x 20.3ft)

electric up and over door, power, lighting, timber entrance door and double glazed window to rear aspect

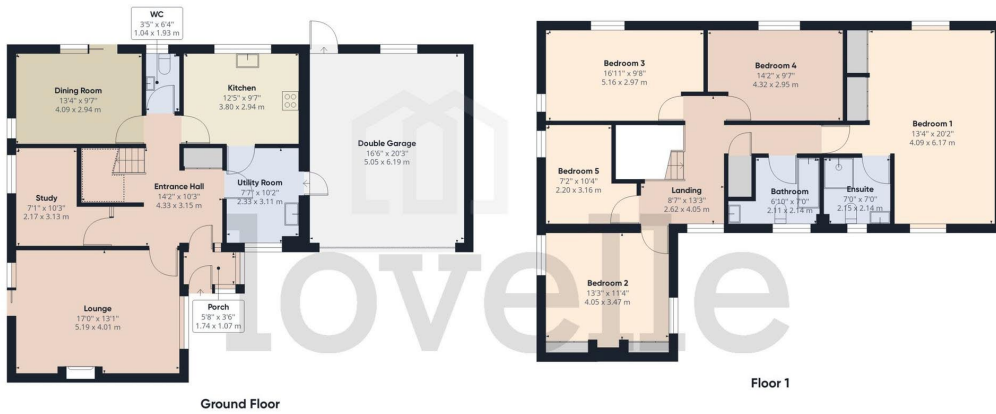
## Driveway

generous block paved driveway for a number of vehicles

## Agents Notes

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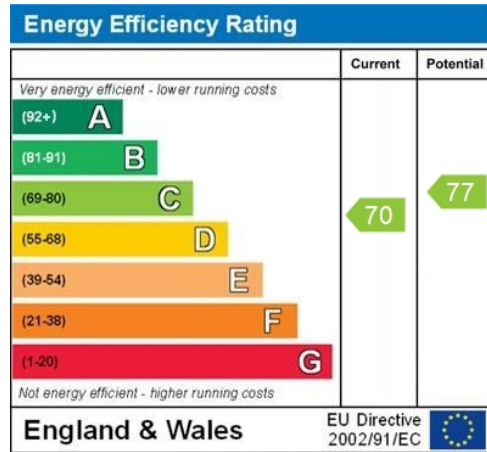
**Approximate total area<sup>(1)</sup>**  
 2259.59 ft<sup>2</sup>  
 209.92 m<sup>2</sup>

**Reduced headroom**  
 21.67 ft<sup>2</sup>  
 2.01 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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