

Buy. Sell. Rent. Let.

lovelle



Anglian Way, Market Rasen



When it comes to
property it must be


lovelle



£299,950



SPACIOUS DETACHED FAMILY HOME - Situated in a popular residential location offering spacious and well presented accommodation comprising Entrance Hall, Lounge, Dining Room, Kitchen, Utility, Shower Room, Conservatory, 4 Bedrooms & Bathroom. Benefitting from **LARGE REAR GARDEN & GENEROUS DRIVEWAY**

Key Features

- Detached Family Home
- Popular Residential Location
- Spacious & Well Presented
- Generous Gardens
- Entrance Hall, Lounge, Dining Room
- Kitchen, Utility, Conservatory
- EPC rating U
- Tenure: Freehold

lovelle



lovelle



lovelle



lovelle



lovelle



lovelle



lovelle



lovelle





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

2.62m x 1.50m (8'7" x 4'11")

uPVC front entrance door, radiator, tiled flooring and double glazed window to side aspect

Lounge

4.25m x 3.70m (13'11" x 12'1")

double glazed window to front aspect, radiator and feature fire place with gas fire inset

Dining Room

3.00m x 3.50m (9'10" x 11'6")

double glazed window to rear aspect and radiator

Kitchen

3.03m x 3.71m (9'11" x 12'2")

a range of fitted wall and base units, space for fridge freezer, space for 'Range' style cooker, stainless steel sink unit, tiled splash backs, tiled flooring, wall mounted gas boiler, space and plumbing for a dishwasher (currently utilised as a cupboard), radiator, double glazed window to rear aspect and uPVC entrance door

Utility Room

4.08m x 2.46m (13'5" x 8'1")

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

Shower Room

1.84m x 1.66m (6'0" x 5'5")

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

Conservatory

2.73m x 2.76m (9'0" x 9'1")

brick built base, tiled flooring and uPVC entrance door

Landing

1.02m x 3.31m (3'4" x 10'11")

roof void access and airing cupboard

Bedroom 1

3.69m x 3.73m (12'1" x 12'2")

double glazed window to front aspect, radiator and fitted wardrobes

Bedroom 2

3.53m x 2.51m (11'7" x 8'2")

double glazed window to front aspect, radiator and fitted wardrobes

Bedroom 3

2.44m x 2.71m (8'0" x 8'11")

double glazed window to rear aspect, radiator and fitted wardrobes

Bedroom 4

3.51m x 2.27m (11'6" x 7'5")

double glazed window to rear aspect and radiator

Bathroom

1.71m x 2.21m (5'7" x 7'4")

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

Gardens

occupying a generous plot, with large garden to rear being mostly laid to lawn, gravelled seating area, 2 timber sheds, greenhouse and fish pond

Driveway

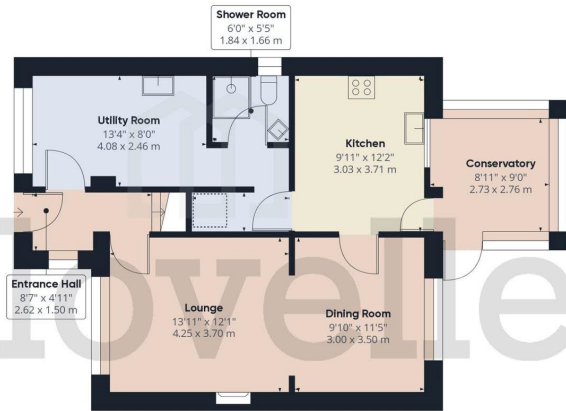
generous driveway to the front and side of the property, providing ample off road parking for a number of vehicles

Agents Notes

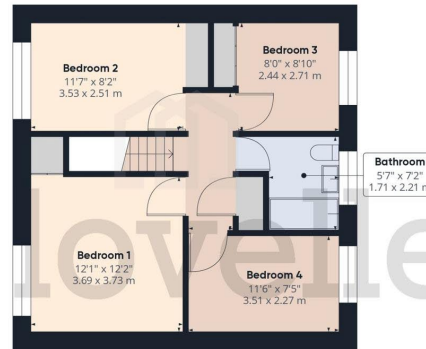
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1269.12 ft²
117.91 m²

Reduced headroom

6.71 ft²
0.62 m²

(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.



When it comes to **property**
it must be



lovelle

01673 844069

marketrasen@lovelle.co.uk