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Lammas Leas Road, Market Rasen



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£340,000



BESPOKE DETACHED BUNGALOW, in popular residential location. Spacious and well presented accommodation comprising: Entrance Hall, Lounge, Kitchen, Dining Room, Garden Room, Utility, 3 Bedrooms, Ensuite and Bathroom. Small Gardens, Double Garage and Driveway. NO ONWARD CHAIN

Key Features

- Bespoke Detached Bungalow
- Spacious Accommodation
- Popular Cul-de-sac Location
- Entrance Hall, Lounge, Dining Room
- Kitchen, Utility, Garden Room
- 3 Bedrooms, Ensuite, Bathroom
- 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 and 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

uPVC front entrance door, adjoining side screen, 3 radiators, roof void access and uPVC side entrance door

## Lounge

4.40m x 5.87m (14'5" x 19'4")

2 double glazed windows to side aspect, double glazed window to rear aspect and 2 radiators

## Breakfast Kitchen

3.68m x 4.79m (12'1" x 15'8")

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

## Dining Room

4.27m x 3.43m (14'0" x 11'4")

double glazed window to side aspect and radiator

## Garden Room

3.73m x 4.75m (12'2" x 15'7")

double glazed window to side aspect, double glazed window to rear aspect, radiator and uPVC entrance door

## Utility Room

1.98m x 3.09m (6'6" x 10'1")

space and plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, vinyl flooring, radiator, double glazed window to side aspect and large storage cupboard

## Bedroom 1

4.15m x 2.72m (13'7" x 8'11")

double glazed window to front aspect, radiator and fitted wardrobes

## Ensuite

1.84m x 2.34m (6'0" x 7'8")

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

## Bedroom 2

4.38m x 3.42m (14'5" x 11'2")

double glazed window to front aspect, radiator and fitted wardrobes



### Bedroom 3

3.28m x 3.29m (10'10" x 10'10")

double glazed window to side aspect, radiator and fitted wardrobes

### Bathroom

2.13m x 4.25m (7'0" x 13'11")

4 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, walk in shower cubicle, tiled splash backs, vinyl flooring, heated towel rail, radiator, airing cupboard housing radiator and shelving and double glazed window to side aspect

### Gardens

having gardens to both front and rear. The front garden is open plan and mostly laid to lawn. To the rear is a small rear garden again being mostly laid to lawn, with paved patio area, planted borders and generous storage area

### Double Garage

5.53m x 5.98m (18'1" x 19'7")

electric roller door, power and lighting

### Driveway

extensive block paved driveway providing ample off road parking for a number of vehicles

### Agents Notes

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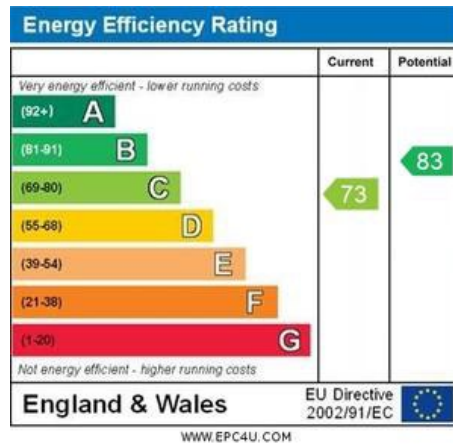




Approximate total area<sup>®</sup>  
2239.63 ft<sup>2</sup>  
208.07 m<sup>2</sup>

(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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