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Fern Drive, Market Rasen

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When it comes to
property it must be


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£375,000

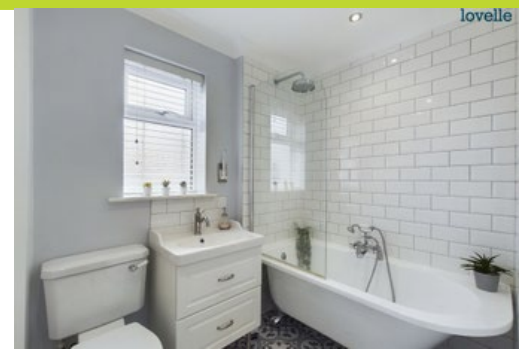


IMMACULATELY PRESENTED DETACHED FAMILY HOME. Spacious and Flexible accommodation. Comprising Entrance Hall, WC, Lounge, Snug, Sun Room, Kitchen, Utility, 4 Bedrooms, Ensuite & Bathroom. Gardens, Garage, Office & Driveway. FLOORING INCENTIVE INCLUDED.

Key Features

- Modern Detached House
- Immaculately Presented
- Spacious Accommodation
- Entrance Hall, WC, Lounge
- Kitchen, Utility Room
- Snug, Sun Room / Dining Room
- EPC rating TBC
- 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 Hall

3.28m x 2.18m (10'10" x 7'2")

uPVC entrance door, adjoining side screen, 2 radiators and stairs to first floor accommodation

WC / Cloakroom

1.29m x 1.56m (4'2" x 5'1")

low level WC, pedestal hand wash basin, radiator, tiled splash backs and double glazed window to side aspect

Lounge

4.97m x 4.24m (16'4" x 13'11")

double glazed windows to front and side aspect, radiator and feature fire place

Snug

3.52m x 2.69m (11'6" x 8'10")

radiator and understairs storage cupboard currently utilised as a games room

Sun Room / Dining Room

4.10m x 3.06m (13'6" x 10'0")

brick built base, exposed beams, radiator, tiled flooring and uPVC French doors

Kitchen

3.01m x 4.20m (9'11" x 13'10")

a range of fitted wall and base units, freestanding breakfast bar, granite worksurfaces, space for 'American' fridge freezer, ceramic sink unit, integrated dishwasher, 4 ring induction hob, 2 electric ovens, splash backs, radiator and double glazed windows to side and front aspect

Utility Room

1.86m x 2.02m (6'1" x 6'7")

a range of fitted units, granite worksurfaces, space and plumbing for washing machine, space for tumble dryer, wall mounted gas boiler (fitted in 2020), radiator and uPVC side entrance door

Landing

4.98m x 1.89m (16'4" x 6'2")

double glazed window to rear aspect, radiator, airing cupboard and roof void access with ladder, electric and boarded for storage

Bedroom 1

4.96m x 4.24m (16'4" x 13'11")

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

Ensuite Wet Room

1.82m x 1.82m (6'0" x 6'0")

low level WC, 'his & hers' vanity hand wash basin, drencher shower, heated towel rail, tiled splash backs, tiled flooring and double glazed window to side aspect

Bedroom 2

2.61m x 2.77m (8'7" x 9'1")

double glazed window to rear aspect, radiator and fitted wardrobes

Bedroom 3

2.83m x 2.61m (9'4" x 8'7")

double glazed window to rear aspect, radiator and fitted wardrobes

Bedroom 4

2.12m x 2.69m (7'0" x 8'10")

double glazed window to front aspect, radiator and fitted wardrobes

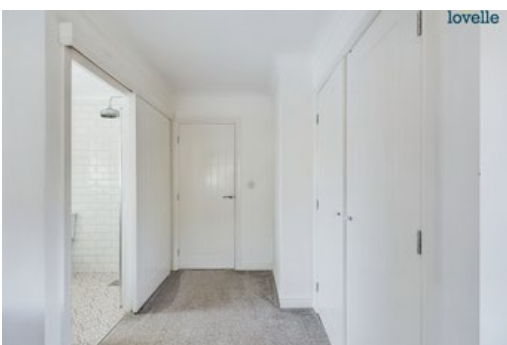
Bathroom

2.34m x 1.66m (7'8" x 5'5")

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

Gardens

good sized garden being mostly laid to lawn with paved patio area, raised decking area with hot tub and dog run to the side and timber shed





Garage

5.14m x 2.57m (16'11" x 8'5")

the garage is currently sepreated to offer a garage and a home gym / office. The garage side has up and over door, storage, power and lighting

Office / Gym

4.88m x 2.64m (16'0" x 8'8")

uPVC French doors, power and lighting

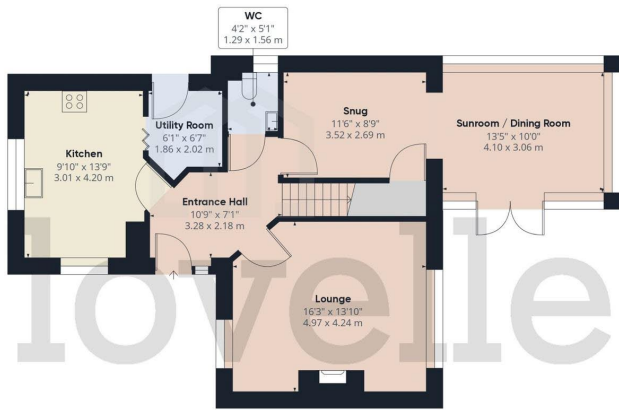
Driveway

generous driveway providing ample off road parking for a number of vehicles

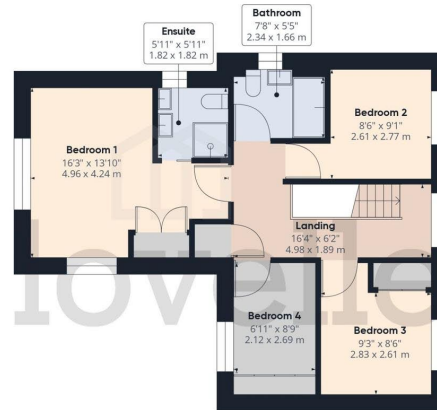
Agents Notes

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
 1701.32 ft²
 158.06 m²

(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.

