lovelle

Chantrey Park, Market Rasen

🛏 3 🛁 2 🛋 1

When it comes to
property it must b

lovelle

£283,000

🛏 3   🛁 2   🛋 1
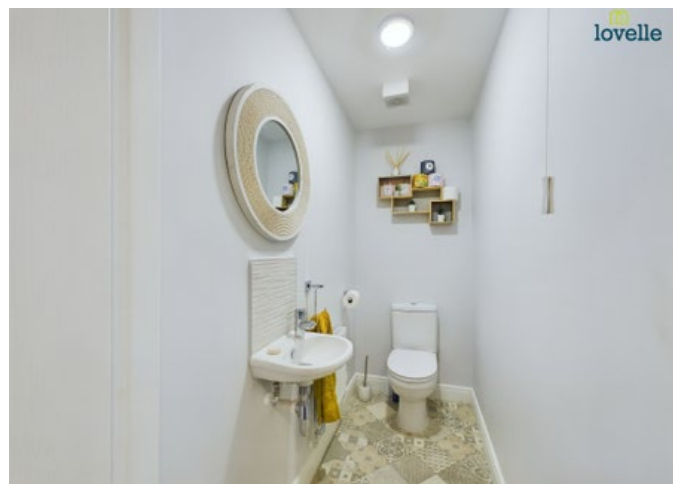
EXCEPTIONAL DETACHED NEW BUILD HOUSE. This spacious and immaculately presented home briefly comrising entrance hall, WC, lounge, Kitchen diner, utility, 3 bedrooms, ensuite, bathroom, Gardens, Garage & Driveway.
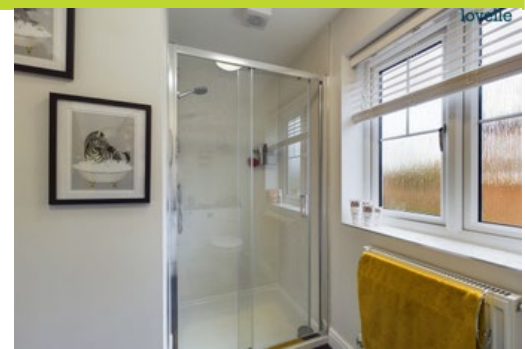VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- Modern Detached House
- New Build Warranty Remaining
- Exceptionally Presented
- Popular Residential Location

- Entrance Hall, WC, Lounge
- Kitchen Diner, Utility
- EPC rating B
- 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
1.99m x 1.61m (6'6" x 5'4")
composite front entrance door, tiled flooring, radiator and stairs to first floor accommodation

WC / Cloakroom
0.96m x 1.95m (3'1" x 6'5")
low level WC, hand wash basin, tiled splash backs, tiled flooring and radiator

Lounge
3.00m x 5.63m (9'10" x 18'6")
2 double glazed windows to side aspect, double glazed window to front aspect and radiator

Kitchen Diner
2.70m x 5.61m (8'11" x 18'5")
a range of fitted wall and base units, electric oven, 4 ring gas hob, stainless steel sink unit, space for fridge freezer, splash backs, tiled flooring, 2 radiators, double glazed windows to front and side aspect and uPVC French doors

Utility Room
2.00m x 1.89m (6'7" x 6'2")
a range of fitted wall and base units, space and plumbing for washing machine, space for tumble dryer, radiator, tiled flooring, under stairs storage cupboard and uPVC rear entrance door

Landing
2.19m x 3.83m (7'2" x 12'7")
double glazed window to rear aspect, radiator, roof void access and cupboard housing wall mounted gas boiler

Bedroom 1
2.73m x 3.81m (9'0" x 12'6")
double glazed window to side aspect, radiator and fitted wardrobes

Ensuite
2.71m x 1.71m (8'11" x 5'7")
3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, tiled splash backs, tiled flooring, radiator and double glazed window to front aspect

Bedroom 2
2.87m x 3.32m (9'5" x 10'11")
dual aspect double glazed window to front and side aspects and radiator

Bedroom 3
2.88m x 2.20m (9'5" x 7'2")
double glazed window to side aspect and radiator

Bathroom
2.17m x 1.70m (7'1" x 5'7")
3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with shower over, tiled splash backs, tiled flooring, radiator and double glazed window to front aspect

Gardens
occupying a good sized plot with gardens to all aspects, being mostly laid to lawn, with paved patio area and planted shrubs
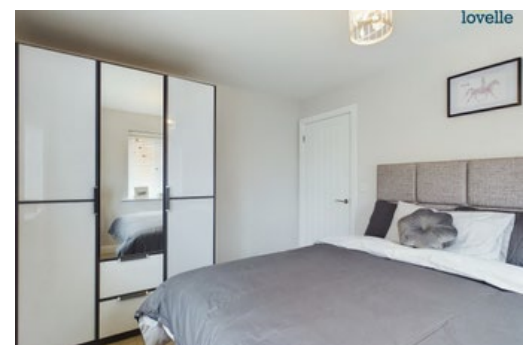
Garage
up and over door, power, lighting and side entrance door

Driveway
tarmac driveway providing ample off road parking for a number of vehicles (accessed via Kerman Court)

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.
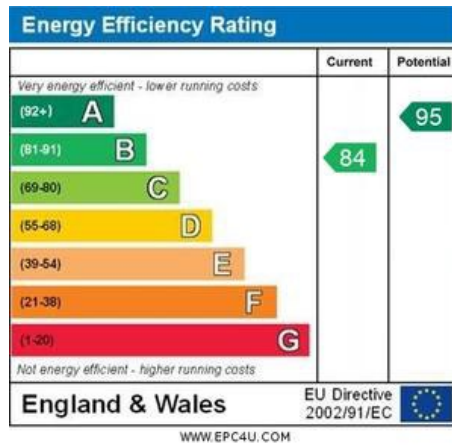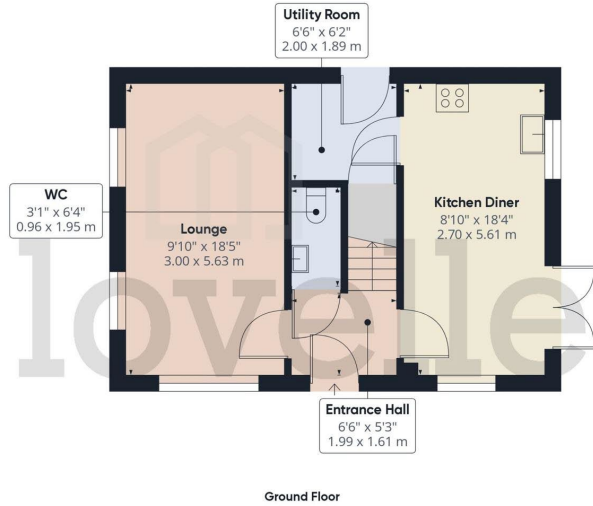
lovelle

Utility Room
6'6" x 6'2"
2.00 x 1.89 m

WC
3'1" x 6'4"
0.96 x 1.95 m

Lounge
9'10" x 18'5"
3.00 x 5.63 m

Kitchen Diner
8'10" x 18'4"
2.70 x 5.61 m

Entrance Hall
6'6" x 5'3"
1.99 x 1.61 m

Ground Floor

Bedroom 3
9'5" x 7'2"
2.88 x 2.20 m

Landing
7'2" x 12'6"
2.19 x 3.83 m

Bedroom 1
8'11" x 12'5"
2.73 x 3.81 m

Bedroom 2
9'5" x 10'10"
2.87 x 3.32 m

Bathroom
7'1" x 5'7"
2.17 x 1.70 m

Ensuite
8'10" x 5'7"
2.71 x 1.71 m

Floor 1

Approximate total area[1]
924.96 ft²
85.93 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

WWW.EPC4U.COM

When it comes to *property*
it must be

lovelle

01673 844069

marketrasen@lovelle.co.uk

The Property Ombudsman