

Buy. Sell. Rent. Let.



Waterloo Street, Market Rasen



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When it comes to
property it must b





£450,000

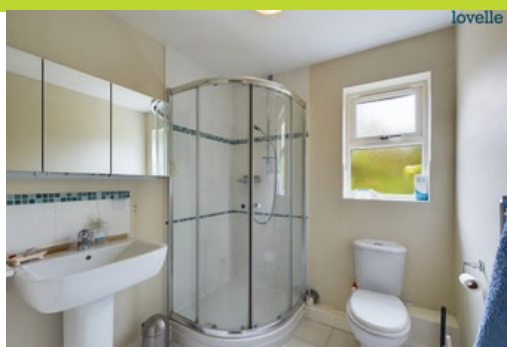
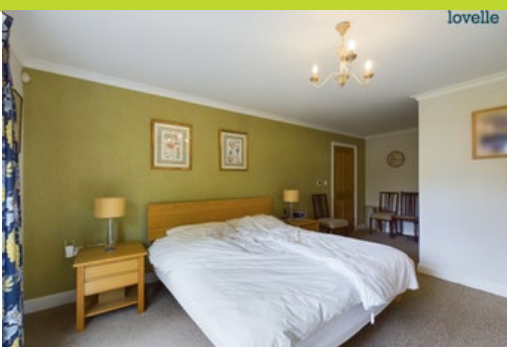


EXECUTIVE DETACHED HOUSE situation in a private location in the heart of Market Rasen. Immaculately presented throughout offering spacious accommodation. Comprising Reception Hall / Dining Room, Living Kitchen Diner, Utility, WC, Lounge, 3 Bedrooms, Ensuite & Bathroom. Gardens, Double Garage & Driveway VIEWING ADVISED

Key Features

- Executive Detached House
- Spacious Accommodation
- Immaculately Presented
- Underfloor Heating to Ground Floor
- Reception / Dining Room
- Cloakroom / WC, Lounge
- 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.

Reception Hall / Dining Room

5.00m x 4.58m (16'5" x 15'0")

double glazed entrance door, 2 double glazed windows to front aspect, tiled flooring, storage cupboard and stairs to first floor accommodation

Cloakroom

1.96m x 1.93m (6'5" x 6'4")

fitted storage and tiled flooring

WC

2.00m x 2.09m (6'7" x 6'11")

low level WC, pedestal hand wash basin, tiled splash backs, tiled flooring, heated towel rail and double glazed window to rear aspect

Lounge

3.94m x 5.42m (12'11" x 17'10")

double glazed bay window to front aspect, solid wood flooring and feature fire place with open fire inset

Living Kitchen Diner

3.61m x 8.83m (11'10" x 29'0")

a range of fitted wall and base units, stainless steel sink unit, space for 'Range' style cooker, space for 'American' style fridge freezer, integrated dishwasher, tiled splash backs, tiled flooring, double glazed window to front aspect and uPVC French doors to rear aspect

Utility

2.88m x 2.09m (9'5" x 6'11")

a range of fitted wall and base units, space and plumbing for washing machine, space for tumble dryer, stainless steel sink unit, wall mounted gas boiler, tiled splash backs, tiled flooring and double glazed entrance door to rear

Bedroom 1

3.85m x 6.18m (12'7" x 20'4")

uPVC French doors to rear aspect and a range of fitted wardrobes

Ensuite

2.01m x 2.01m (6'7" x 6'7")

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

Library / Landing

4.23m x 4.11m (13'11" x 13'6")

'Velux' style window to rear aspect, radiator and roof void access

Bedroom 2

4.73m x 6.47m (15'6" x 21'2")

double glazed window to rear aspect, sky light, 2 radiators, solid wood flooring and access to eaves storage. This room would be ideal for splitting to make another bedroom due to the size.

Bedroom 3

3.59m x 6.47m (11'10" x 21'2")

double glazed windows to front and rear aspects, 2 radiators, solid wood flooring and fitted wardrobes. This room would be ideal for splitting to make another bedroom due to the size.

Study

1.28m x 1.96m (4'2" x 6'5")

double glazed window to rear aspect, radiator, solid wood flooring and airing cupboard housing hot water cylinder

Bathroom

2.54m x 3.37m (8'4" x 11'1")

4 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, shower cubicle, tiled splash backs, tiled flooring, radiator, heated towel rail and 'Velux' style window to rear aspect

Gardens

occupying a good sized plot, with low maintenance rear gardens being mostly laid to block paving, with lawned area, planted borders of shrubs, plants and trees, raised beds and timber summer house

Double Garage

4.23m x 4.11m (13'11" x 13'6")

2 electric up and over doors, power, lighting and side entrance door

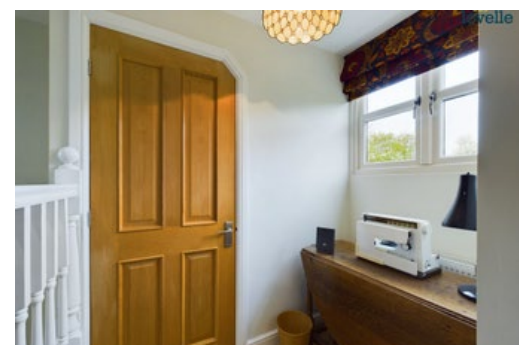
Driveway

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

Agents Notes

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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.





Approximate total area⁽¹⁾

2554.02 ft²

237.28 m²

Reduced headroom

19.32 ft²

1.8 m²

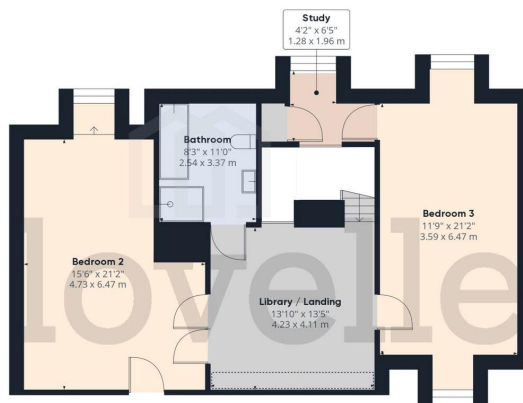
(1) Excluding balconies and terraces

 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.



Ground Floor Building 1



Floor 1 Building 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	84
(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	

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it must be



01673 844069

marketrasen@lovelle.co.uk