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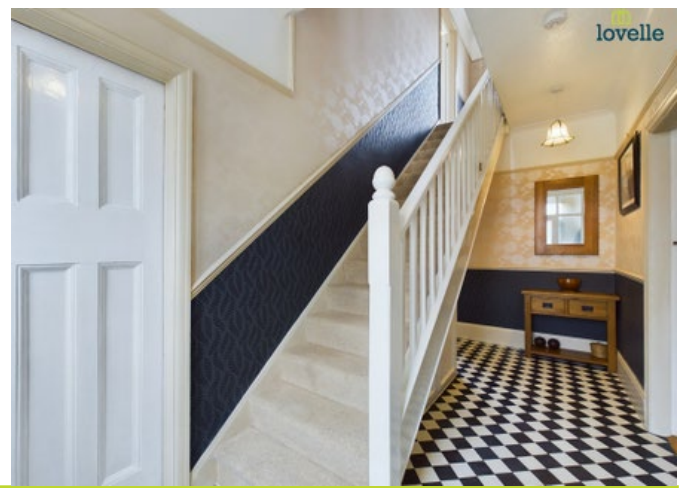


Willingham Road, Market Rasen



When it comes to
property it must b





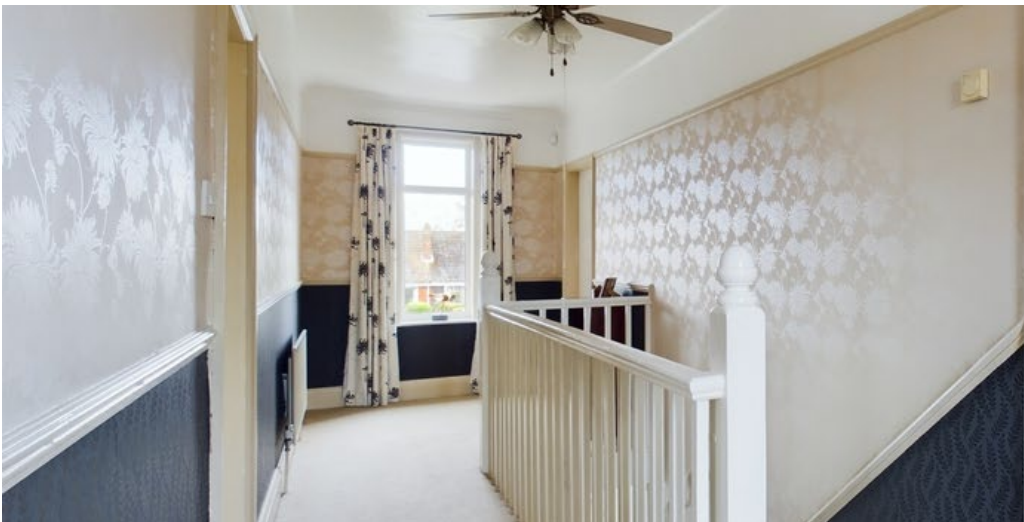
£365,000



WELL PRESENTED DETACHED FAMILY HOME. Spacious Accommodation comprising porch, entrance hall, lounge, dining room, snug, kitchen, garden room, utility, 3 DOUBLE BEDROOMS, bathroom, Landscaped Gardens front and rear, large garage and Driveway. VIEWING ADVISED

Key Features

- Detached Family Home
- Spacious Accommodation
- Well Presented Throughout
- Generous Gardens Front & Rear
- Porch, Entrance Hall, Snug
- Lounge, Dining Room, Kitchen
- EPC rating D
- 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.

Porch

2.01m x 0.65m (6'7" x 2'1")

uPVC French doors to front aspect and tiled flooring

Entrance Hall

1.96m x 4.83m (6'5" x 15'10")

glazed entrance door with adjoining side screen, radiator, tiled flooring, stairs to first floor accommodation and fitted storage under

Lounge

3.96m x 4.43m (13'0" x 14'6")

double glazed bay window to front aspect, radiator, wood flooring and feature fireplace with open fire

Dining Room

3.96m x 2.86m (13'0" x 9'5")

uPVC French doors to rear aspect, wood flooring and radiator

Snug

4.02m x 4.47m (13'2" x 14'8")

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

Kitchen

3.97m x 2.88m (13'0" x 9'5")

a range of fitted wall and base units, breakfast bar, space for cooker, sink unit, integrated dishwasher, radiator, tiled splash backs, vinyl flooring, wall mounted gas boiler and double glazed window to rear aspect

Pantry

2.01m x 1.91m (6'7" x 6'4")

a range of fitted storage, space for 'American' fridge freezer and vinyl flooring

Garden Room

3.50m x 2.77m (11'6" x 9'1")

double glazed windows to all aspects, radiator, vinyl flooring and double glazed sliding doors to rear aspect

Utility

1.56m x 1.83m (5'1" x 6'0")

uPVC entrance door, space and plumbing for washing machine, radiator and vinyl flooring

WC

2.38m x 0.84m (7'10" x 2'10")

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

Landing

1.99m x 7.45m (6'6" x 24'5")

double glazed windows to front and rear aspects and radiator

Bedroom 1

3.66m x 4.44m (12'0" x 14'7")

double glazed bay window to front aspect, radiator and a range of fitted wardrobes

Bedroom 2

3.98m x 4.45m (13'1" x 14'7")

double glazed bay window to front aspect and radiator

Bedroom 3

3.94m x 2.89m (12'11" x 9'6")

double glazed window to rear aspect and radiator

Bathroom

3.98m x 2.89m (13'1" x 9'6")

4 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, shower cubicle, airing cupboard housing hot water cylinder, tiled splash backs, tiled flooring, radiator double glazed window to rear aspect and roof void access with ladder and boarded storage

Gardens

occupying a generous plot with gardens to both front and rear. The front garden is mostly laid to lawn with gravelled borders, planted shrubs and electricity point. The Rear garden is again mostly laid to lawn, with raised decking area, paved patio area, planted borders with shrubs, trees and flowers, vegetable bed, timber shed and summerhouse





Garage

3.29m x 13.83m (10'10" x 45'5")

electric sectional door, windows to side and rear aspect, power, lighting, workshop area and side entrance door

Driveway

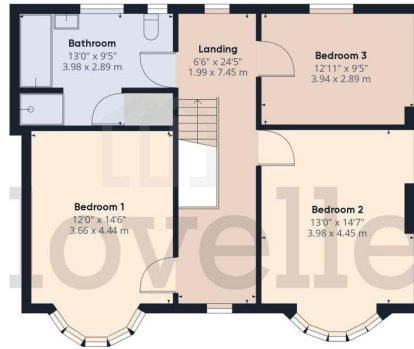
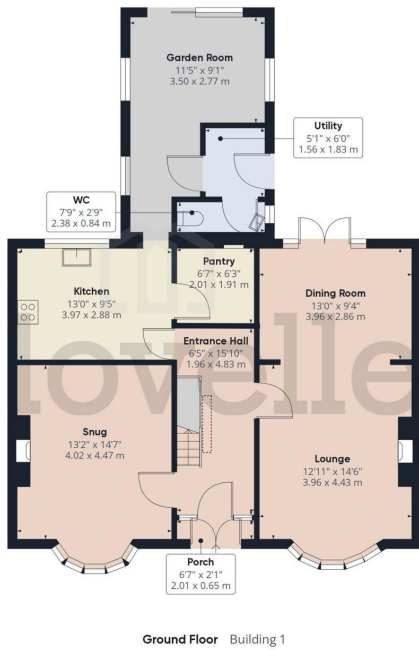
extensive blocked paved driveway providing ample off road parking for a number of vehicles

Agents Notes

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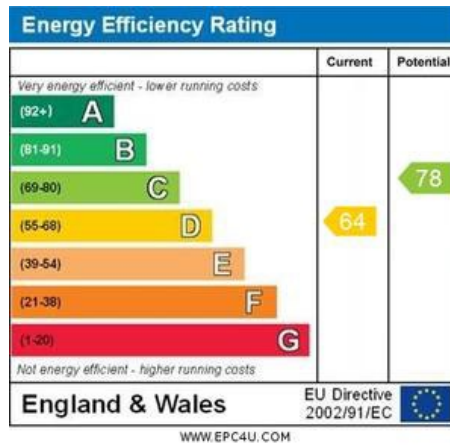
Approximate total area⁽¹⁾
 2278.29 ft²
 211.66 m²

Reduced headroom
 3.83 ft²
 0.36 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.



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