

Buy. Sell. Rent. Let.

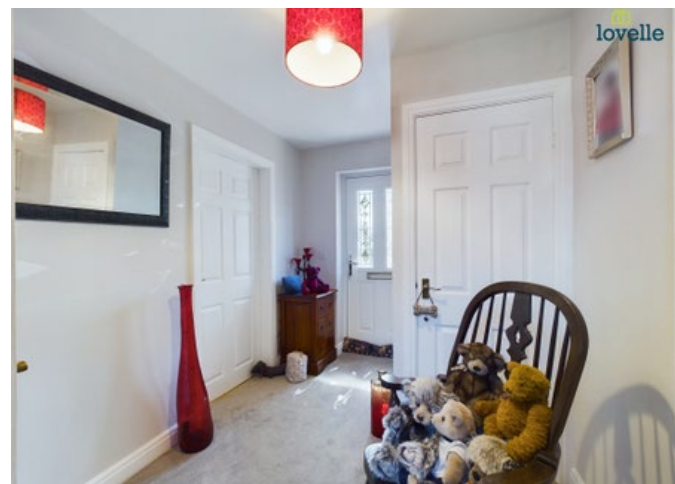


The Furlongs, Market Rasen



When it comes to
property it must be


lovelle



£289,950



MODERN DETACHED HOUSE, GARDEN, GARAGE & GENEROUS DRIVEWAY This spacious detached house is well presented throughout comprising entrance hall, dining room, lounge, breakfast kitchen, utility, WC/cloakroom, 4 bedrooms, ensuite &

bathroom. Garden, driveway & garage. **VIEWING ADVISED**

Key Features

- Detached Family Home
- Popular Residential Location
- Well Presented Throughout
- Spacious Accommodation
- Entrance Hall, Lounge, WC
- Kitchen, Utility, 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

2.24m x 2.79m (7'4" x 9'2")

double glazed entrance door, radiator, storage cupboard and double glazed window to rear aspect

WC / Cloakroom

0.91m x 1.80m (3'0" x 5'11")

low level WC, pedestal hand wash basin, tiled splash backs and radiator

Lounge

3.46m x 5.64m (11'5" x 18'6")

double glazed bay window to front aspect, 2 radiators, feature fire place and uPVC French doors

Dining Room

3.19m x 2.96m (10'6" x 9'8")

double glazed bay window to front aspect and radiator

Kitchen

3.48m x 3.27m (11'5" x 10'8")

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

Utility

2.41m x 1.90m (7'11" x 6'2")

fitted base units, wall mounted gas boiler, space and plumbing for washing machine, space for tumble dryer, stainless steel sink unit, tiled splash backs, radiator, vinyl flooring and uPVC entrance door

Landing

2.00m x 2.02m (6'7" x 6'7")

double glazed window to rear aspect, radiator and roof void access

Bedroom 1

3.45m x 3.53m (11'4" x 11'7")

double glazed window to rear aspect and radiator

Ensuite

2.49m x 1.65m (8'2" x 5'5")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, tiled splash backs, radiator and double glazed window to side aspect

Bedroom 2

3.48m x 2.97m (11'5" x 9'8")

double glazed window to front aspect and radiator

Bedroom 3

3.17m x 2.96m (10'5" x 9'8")

double glazed window to front aspect and radiator

Bedroom 4

3.46m x 2.65m (11'5" x 8'8")

double glazed window to rear aspect, airing cupboard housing 'boiler mate' and radiator

Shower Room

2.27m x 1.73m (7'5" x 5'8")

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

Garden

occupying a generous plot. The rear garden is mostly laid to lawn, with gravelled area, paved patio area and 2 timber sheds

Garage

2.81m x 5.24m (9'2" x 17'2")

up and over door, power and lighting

Driveway

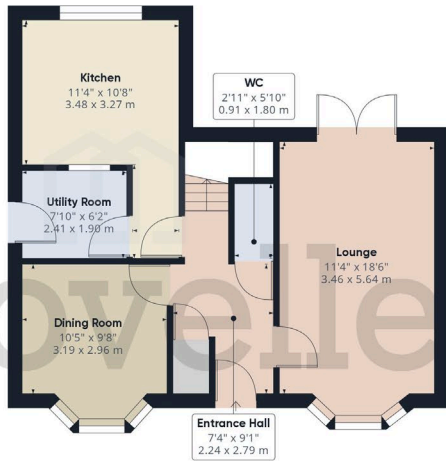
extensive block paved driveway providing ample off road parking for a number of vehicles

Agents Notes

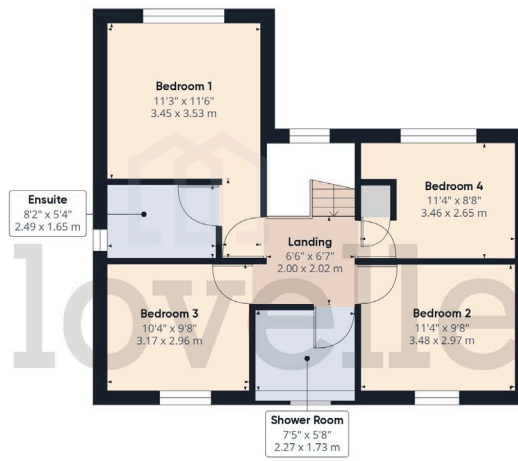
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

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.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^{††}
1420.08 ft²
131.93 m²

(†) 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



When it comes to **property**
it must be