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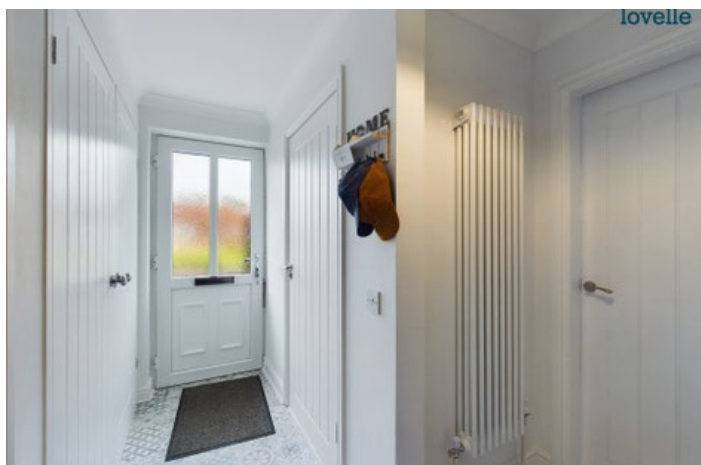


Mill Road, Market Rasen



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£180,000



*IMMACULATELY PRESENTED 3 BED SEMI, popular residential position. We are pleased to offer for sale this excellent semi-detached house. Entrance hall, cloakroom, fitted kitchen diner, lounge, 3 bedrooms, ensuite & family bathroom. Enclosed garden. VIEWING STRONGLY ADVISED TO FULLY APPRECIATE

Key Features

- Semi Detached House
- Town Centre Location
- Close to Local Amenities
- Entrance Hall, WC
- Lounge, Kitchen Diner
- 3 Bedrooms, Ensuite & Bathroom
- EPC rating C
- Tenure: Freehold

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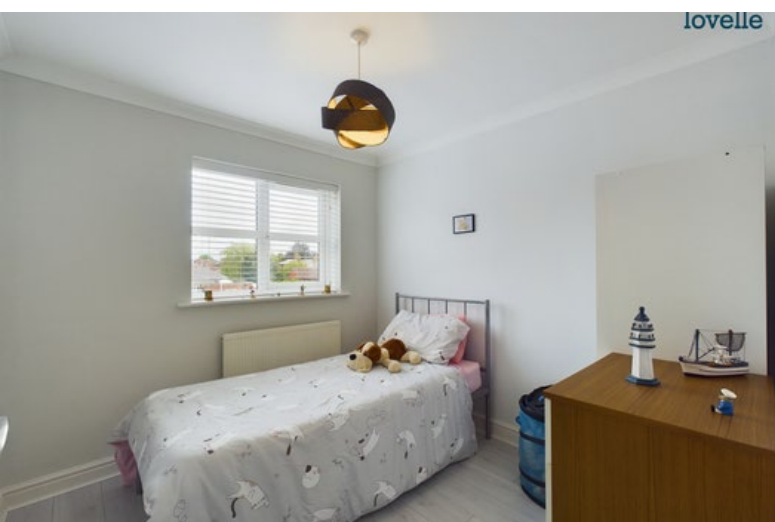
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Situation

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 as well as a weekly outdoor market. The town boasts high-quality and award winning places to eat for all budgets. Furthermore there is excellent schooling with De Aston close by as well as good local Primary Schools. 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 with links to London via Lincoln and Peterborough.

Entrance Hall

2.00m x 1.90m (6'7" x 6'2")

uPVC entrance door, fitted storage cupboard, cupboard under the stairs, laminate flooring and stairs to first floor accommodation

WC / Cloakroom

0.91m x 1.68m (3'0" x 5'6")

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

Kitchen Diner

2.71m x 4.65m (8'11" x 15'4")

a range of fitted wall and base units, stainless steel sink unit, integrated washing machine, integrated dishwasher, electric oven, 4 ring hob, space for fridge freezer, 2 double glazed windows to front aspect, laminate flooring and radiator

Lounge

3.32m x 4.68m (10'11" x 15'5")

double glazed window to rear aspect, 2 radiators, laminate flooring and double glazed French doors to garden

Landing

2.01m x 1.13m (6'7" x 3'8")

roof void access

Bedroom 1

3.32m x 3.40m (10'11" x 11'2")

double glazed window to rear aspect, radiator and laminate flooring

Ensuite

2.77m x 1.22m (9'1" x 4'0")

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

Bedroom 2

2.72m x 2.64m (8'11" x 8'8")

double glazed window to front aspect, radiator and laminate flooring

Bedroom 3

2.70m x 2.03m (8'11" x 6'8")

double glazed window to front aspect, radiator and laminate flooring

Bathroom

2.65m x 1.84m (8'8" x 6'0")

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

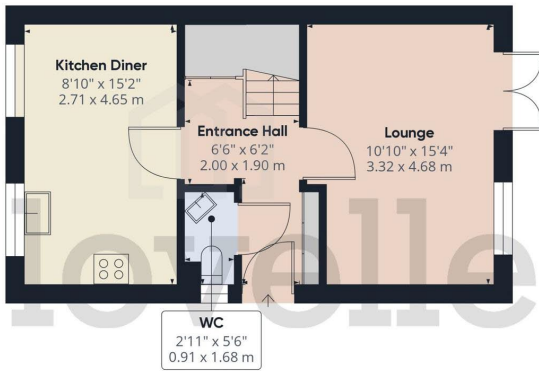
Gardens

Fully enclosed well maintained rear garden by timber fencing mostly laid to lawn with paved patio area and gravelled borders

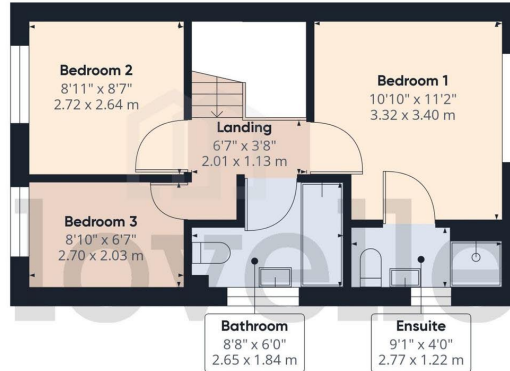
Agents Notes

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Ground Floor

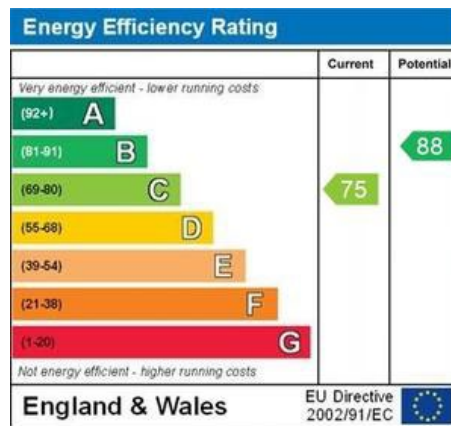


Floor 1

Approximate total area⁽¹⁾
773.34 ft²
71.85 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.



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