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Lancaster Drive, Market Rasen



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£190,000



SPACIOUS & WELL PRESENTED SEMI DETACHED HOUSE, POPULAR LOCATION We are delighted to offer for sale this excellent semi detached home. Comprising, entrance hall, lounge, kitchen diner, utility room, WC / cloakroom, 3 bedrooms & bathroom. Gardens & generous driveway. **NO ONWARD CHAIN**

Key Features

- Semi Detached House
- Well Presented Throughout
- Spacious Accommodation
- Popular Residential Location
- Entrance Hall, Lounge
- Kitchen Diner, Utility, WC
- EPC rating C
- Tenure: Freehold



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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. 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

1.42m x 1.57m (4'8" x 5'2")

double glazed front entrance door, with adjoining side screen, radiator and stairs to first floor accommodation

Lounge

4.31m x 3.81m (14'1" x 12'6")

double glazed bay window to front aspect, laminate flooring and radiator

Kitchen Diner

2.90m x 4.86m (9'6" x 15'11")

a range of fitted wall and base units, stainless steel sink unit, electric oven, 4 ring hob, extractor fan, space for fridge freezer, tiled splash backs, radiator, vinyl flooring, storage cupboard, double glazed window to side aspect and double glazed French doors

Utility Room

1.97m x 1.66m (6'6" x 5'5")

fitted base units, space and plumbing for washing machine, wall mounted gas boiler, vinyl flooring, tiled splash backs, double glazed window to rear aspect and double glazed entrance door

WC / Cloakroom

1.97m x 0.92m (6'6" x 3'0")

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

Landing

2.98m x 1.91m (9'10" x 6'4")

roof void access and airing cupboard housing radiator

Bedroom 1

3.74m x 2.87m (12'4" x 9'5")

double glazed window to rear aspect and radiator

Bedroom 2

3.53m x 2.59m (11'7" x 8'6")

double glazed window to front aspect and radiator

Bedroom 3

2.47m x 2.19m (8'1" x 7'2")

double glazed window to front aspect and radiator

Bathroom

1.79m x 1.92m (5'11" x 6'4")

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

Gardens

benefitting from a good sized plot offering gardens to both front and rear. The front garden being open plan and mostly laid to lawn with planted shrubs. The rear garden is again mostly laid to artificial lawn with paved patio area, planted shrubs

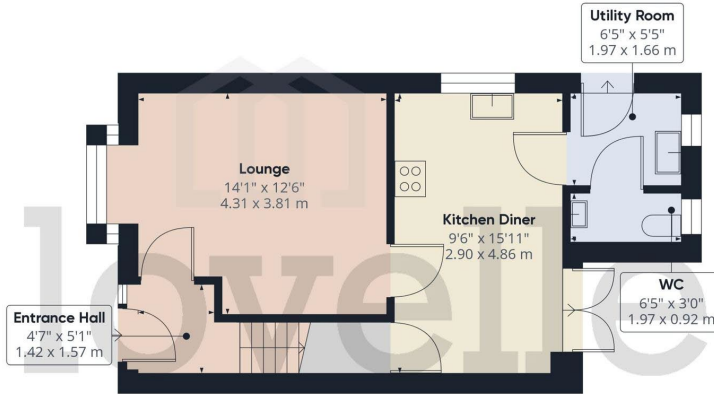
Driveway

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

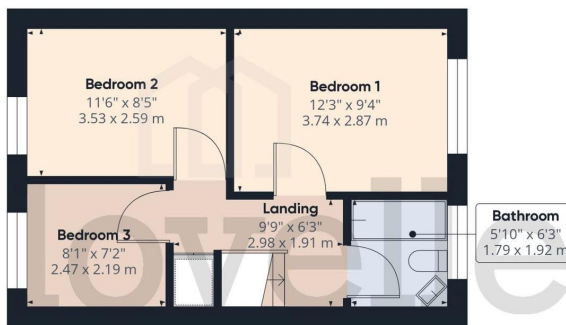
Agents Notes

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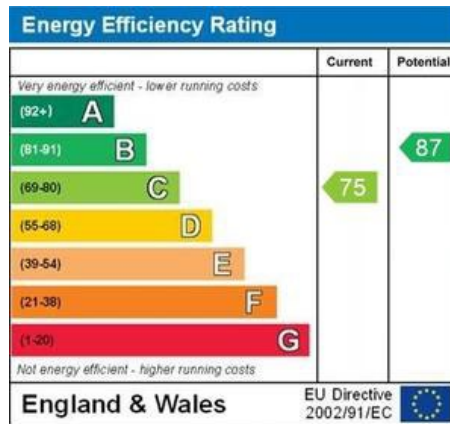
Ground Floor



Approximate total area¹⁾
807.23 ft²
74.99 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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