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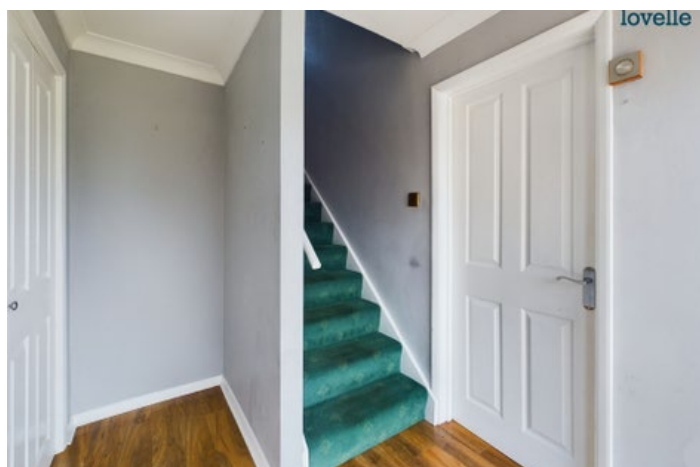


Gordon Field, Market Rasen



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property it must be


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£185,000

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EXCELLENT 3 BEDROOM SEMI WITH GARDENS, GARAGE & DRIVEWAY We are pleased to offer for sale this excellent semi-detached house. Entrance hall, kitchen diner, lounge, 3 bedrooms & family bathroom. Enclosed gardens, garage & driveway...
PERFECT FIRST TIME BUY, NO ONWARD CHAIN

Key Features

- Semi Detached House
- Popular Residential Location
- Entrance Hall, Lounge
- Kitchen Diner, Conservatory
- 3 Bedrooms, Bathroom
- Gardens Front & Rear
- EPC rating TBC
- Tenure: Freehold



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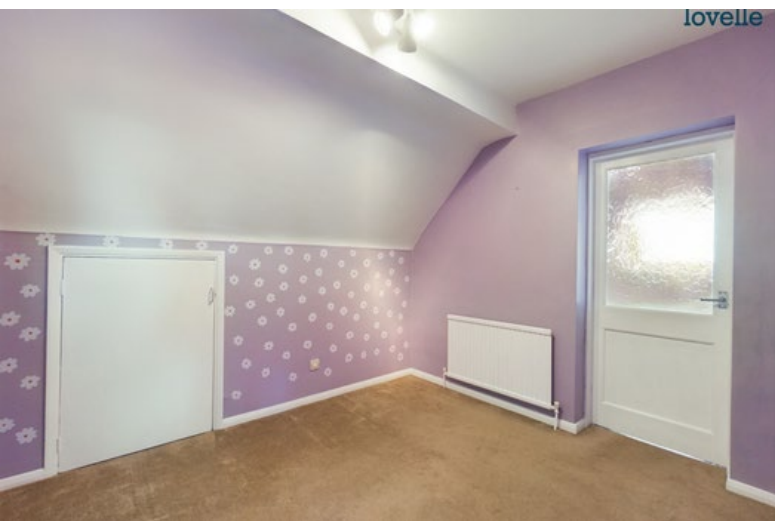
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Situation

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. 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

1.90m x 2.74m (6'2" x 9'0")

uPVC front entrance door, adjoining side screen, radiator, laminate flooring and stairs to first floor accommodation

Lounge

3.12m x 4.54m (10'2" x 14'11")

double glazed windows to front and rear aspect, radiator, laminate flooring and feature fire place

Kitchen Diner

3.00m x 5.85m (9'10" x 19'2")

a range of fitted wall and base units, electric oven, 4 ring gas hob, stainless steel sink unit, tiled splash backs, tiled flooring, radiator, 2 pantry cupboards and double glazed windows to front and rear aspects

Conservatory

1.95m x 1.91m (6'5" x 6'4")

brick built base, tiled flooring and uPVC entrance door

Landing

2.51m x 2.16m (8'2" x 7'1")

double glazed window to rear aspect and radiator

Bedroom 1

3.09m x 4.59m (10'1" x 15'1")

double glazed window to front and rear aspects, radiator, storage cupboard and airing cupboard housing hot water cylinder

Bedroom 2

2.99m x 2.69m (9'10" x 8'10")

radiator, access to eaves, with access to bedroom 3

Bedroom 3

2.51m x 3.00m (8'2" x 9'10")

accessed via bedroom 2 double glazed window to side aspect and radiator

Bathroom

2.58m x 2.79m (8'6" x 9'2")

4 piece suite comprising low level WC, vanity hand wash basin, corner bath, shower cubicle, tiled splash backs, 2 radiators and velux window

Gardens

generous gardens, being mostly laid to lawn, with paved patio area, ornamental fish pond, decking, summerhouse and greenhouse

Garage

2.56m x 5.88m (8'5" x 19'4")

up and over door, power, lighting and double glazed window to rear aspect

Driveway

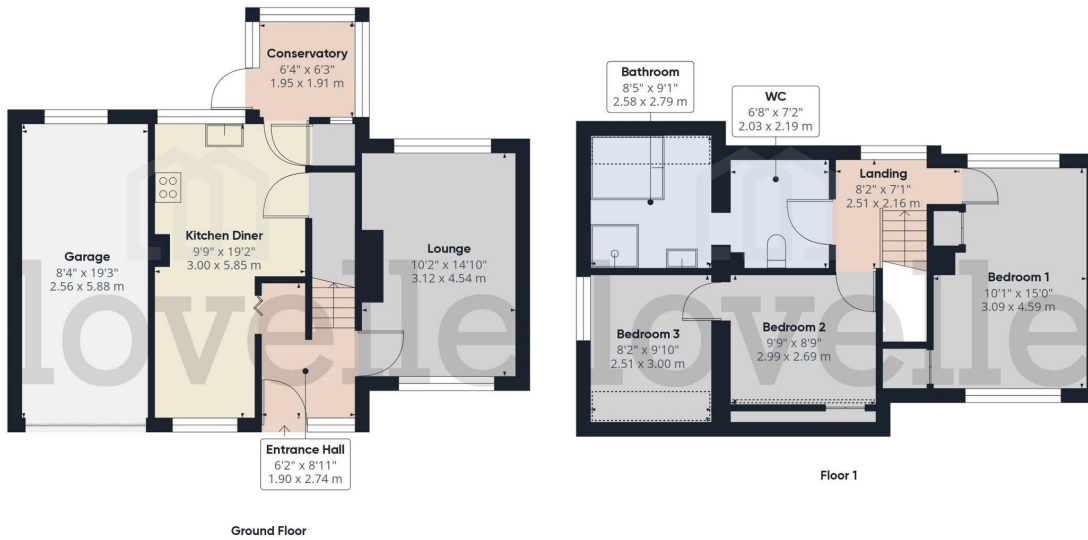
extensive block paved driveway providing ample off road parking for a number of vehicles

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[®]
1120.56 ft²
104.1 m²

Reduced headroom
33.46 ft²
3.11 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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