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Churchill Avenue, Market Rasen



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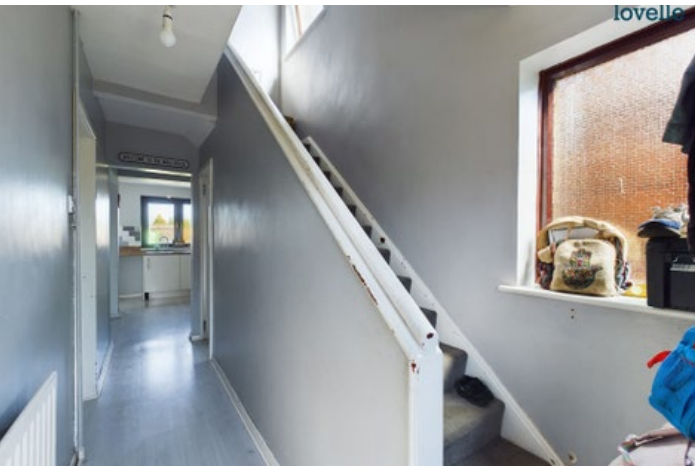
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Offers Over £140,000



EXCELLENT SEMI, POPULAR RESIDENTIAL LOCATION We are delighted to offer for sale this superb semi-detached house in a popular residential location of Market Rasen. Briefly comprising entrance hall, WC, lounge, dining room, kitchen, 3 bedrooms & family bathroom. Gardens front & rear & Garage. **VIEWING ADVISED**

Key Features

- Semi Detached House
- Popular Residential Location
- Entrance Hall, Lounge, WC
- Kitchen, Dining Room
- 3 Bedrooms, Bathroom
- Gardens Front & Rear
- EPC rating E
- 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

4.56m x 1.96m (15'0" x 6'5")

uPVC entrance door, double glazed window to side aspect, radiator, laminate flooring and stairs to first floor accommodation

WC / Cloakroom

1.70m x 0.98m (5'7" x 3'2")

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

Lounge

3.50m x 4.59m (11'6" x 15'1")

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

Dining Room

2.78m x 4.60m (9'1" x 15'1")

double glazed window to rear aspect, radiator and laminate flooring

Kitchen

3.55m x 1.86m (11'7" x 6'1")

a range of fitted wall and base units, space for fridge freezer, electric oven, 4 ring hob, stainless steel sink unit, space and plumbing for washing machine, space and plumbing for dishwasher, tiled splash backs, radiator, laminate flooring, double glazed window to rear aspect and double glazed rear entrance door

Landing

1.94m x 0.99m (6'5" x 3'2")

double glazed window to side aspect

Bedroom 1

3.54m x 3.10m (11'7" x 10'2")

double glazed window to front aspect, radiator, and storage

Bedroom 2

2.78m x 3.76m (9'1" x 12'4")

double glazed window to rear aspect, radiator and built in storage

Bedroom 3

2.52m x 3.10m (8'4" x 10'2")

double glazed window to front aspect and radiator

Bathroom

1.77m x 2.07m (5'10" x 6'10")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with shower over, splash backs, vinyl flooring, storage cupboard and double glazed window to side aspect

Gardens

occupying generous gardens to both front and rear aspects, being mostly laid to lawn with paved patio area to rear.

Garage

up and over door and side entrance door

Agents Notes

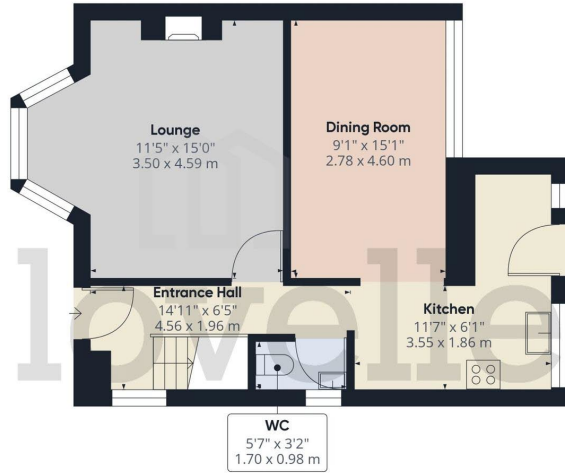
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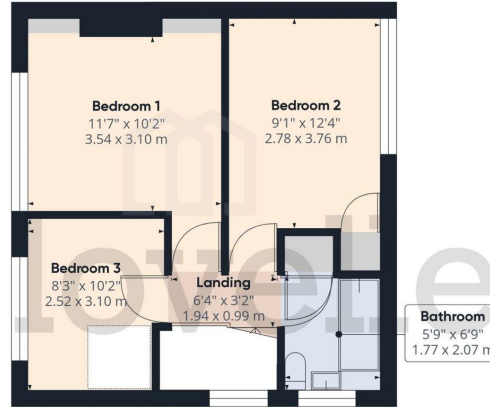
Approximate total area⁽¹⁾
922.48 ft²
85.7 m²

(1) Excluding balconies and terraces

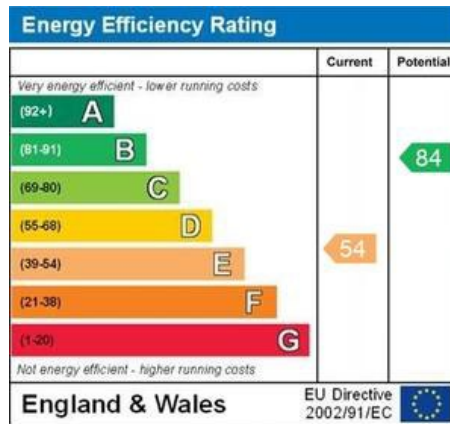
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Ground Floor



Floor 1



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