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The Ridings, Market Rasen



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£220,000



DETACHED BUNGALOW IN POPULAR LOCATION. We are delighted to offer for sale this detached bungalow situated on The Ridings. Comprising Porch, Entrance Hall, Lounge, Kitchen Diner, 2 Bedrooms & Bathroom. Gardens front & rear, Garage &

#### Key Features

- Detached Bungalow
- Popular Residential Location
- Porch, Entrance Hall
- Lounge, Kitchen Diner
- Walking Distance to Local Amenities including shops & railway station
- 2 Bedrooms & Bathroom
- Gardens Front & Rear
- EPC rating D
- Tenure: Freehold





## Situation

Market Rasen is a small historic Market Town which boasts bustling streets, local shops selling local produce, friendly pubs and stunning surrounding countryside. Facilities are excellent and besides the thriving shopping centre there's a police station, fire and ambulance stations, railway station, excellent schooling, doctor's surgery, good access to NHS dentists and a library.

On top of all that, there's a racecourse the only one in Lincolnshire and a golf course. This bustling town has become increasingly popular with commuters, not only because of its easy road access but also because of its rail links to Grimsby & Lincoln which now has direct trains to London. Equally, because it's one of the western gateways to the Lincolnshire Wolds, you don't need to go far to find quiet roads, pleasant footpaths and beautiful countryside

## Porch

0.92m x 1.25m (3'0" x 4'1")

double glazed entrance door with adjoining side screen

## Entrance Hall

glazed entrance door, radiator, storage cupboard, airing cupboard housing hot water cylinder and roof void access

## Lounge

3.46m x 5.11m (11'5" x 16'10")

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

## Kitchen Diner

3.16m x 3.20m (10'5" x 10'6")

a range of fitted wall and base units, space and plumbing for washing machine, space for under counter fridge, electric oven, 4 ring gas hob, wall mounted gas boiler, tiled splash backs, vinyl flooring, radiator, double glazed window to rear aspect and double glazed side entrance door

## Bedroom 1

3.67m x 3.06m (12'0" x 10'0")

double glazed window to rear aspect, radiator and fitted wardrobes

## Bedroom 2

2.94m x 3.07m (9'7" x 10'1")

double glazed window to front aspect and radiator

## Bathroom

2.25m x 2.35m (7'5" x 7'8")

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

## Gardens

occupying a good sized plot with gardens front and rear, being mostly laid to lawn with paved patio area, planted shrubs and mature tree

## Garage

5.28m x 2.78m (17'4" x 9'1")

up and over door, power, lighting, window to rear aspect and side entrance door

## Driveway

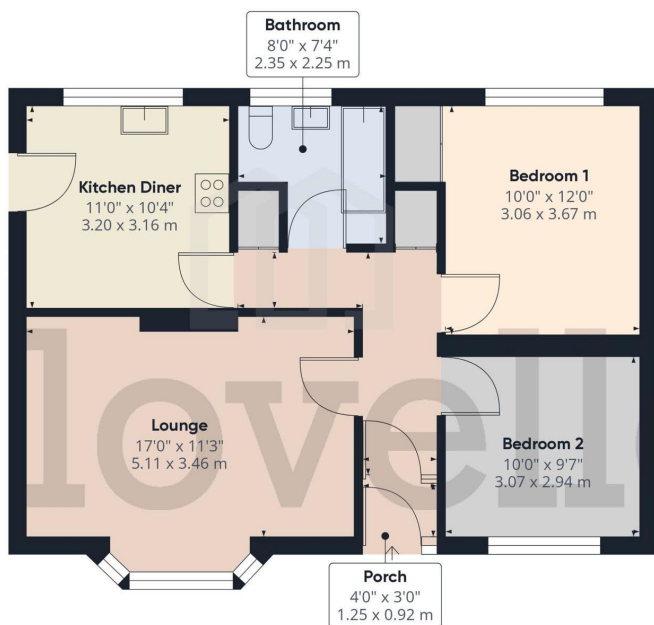
generous driveway with turning circle, providing ample off road parking for a number of vehicles

## Agents Notes

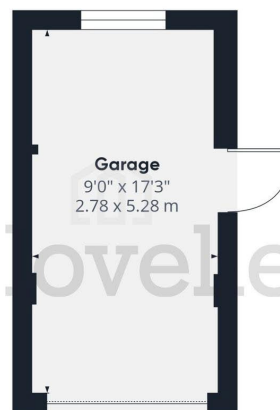
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Ground Floor Building 1

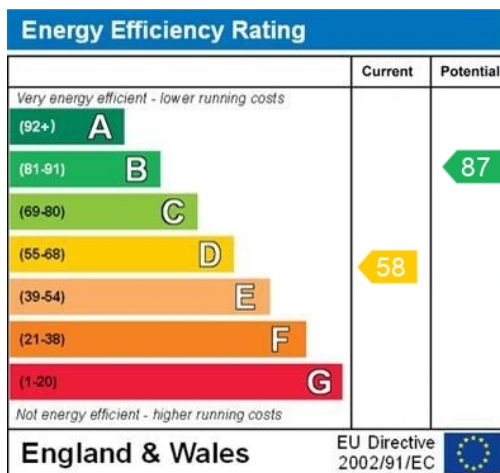


Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
843.68 ft<sup>2</sup>  
78.38 m<sup>2</sup>

(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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