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## Orchard Court, Market Rasen



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£160,000



2 BEDROOM SEMI DETACHED HOUSE - town centre location, close to local amenities with driveway and garage. Comprising entrance hall, kitchen, lounge diner, conservatory, 2 bedrooms and bathroom. Low Maintenance garden to rear.

VIEWING ADVISED - IDEAL FIRST TIME BUY / INVESTMENT

#### Key Features

- Semi Detached House
- Close to Local Amenities
- Town Centre Location
- Entrance Hall, Kitchen
- Lounge Diner, Conservatory
- 2 Bedrooms & Bathroom
- EPC rating TBC
- Tenure: Freehold



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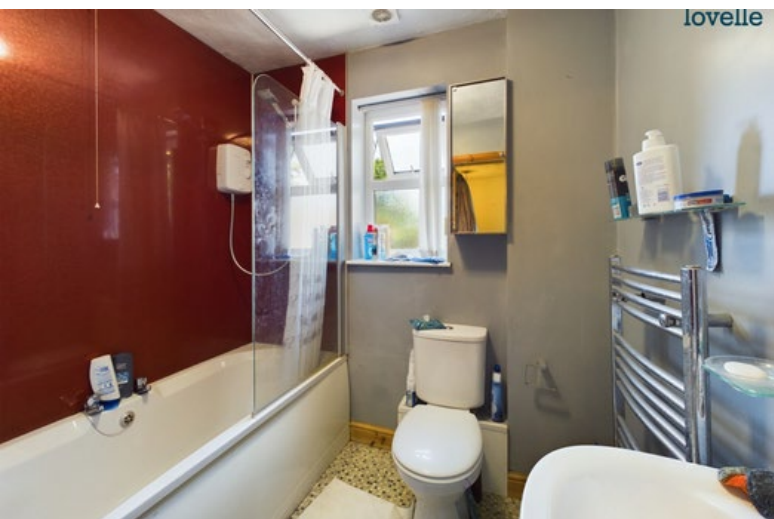
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## Situation

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

1.91m x 3.79m (6'4" x 12'5")

uPVC front entrance door, radiator, tiled flooring and stairs to first floor accommodation.

## Kitchen

2.62m x 3.06m (8'7" x 10'0")

a range of fitted wall and base units, space and plumbing for washing machine, space and plumbing for dishwasher, stainless steel sink unit, wall mounted gas boiler, 4 ring gas hob, electric oven, integrated microwave, integrated fridge freezer, tiled splash backs, tiled flooring, heated towel rail and double glazed window to front aspect

## Lounge Diner

4.58m x 4.33m (15'0" x 14'2")

double glazed window to rear aspect, radiator, feature fire place, tiled flooring and uPVC French doors.

## Conservatory

3.13m x 2.85m (10'4" x 9'5")

brick built base, tiled flooring and uPVC French doors to rear aspect.

## Landing

2.13m x 3.05m (7'0" x 10'0")

storage cupboard

## Bedroom 1

4.60m x 3.62m (15'1" x 11'11")

2 double glazed windows to rear aspect, radiator and fitted wardrobes

## Bedroom 2

2.41m x 3.15m (7'11" x 10'4")

double glazed window to front aspect, radiator and fitted wardrobes

## Bathroom

2.26m x 1.80m (7'5" x 5'11")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with electric shower over, splash backs, vinyl flooring, heated towel rail and double glazed window to front aspect

## Gardens

low maintenance garden to the rear being mostly laid to lawn with planted borders

## Garage

2.82m x 5.35m (9'4" x 17'7")

up and over door, power, lighting and rear entrance door

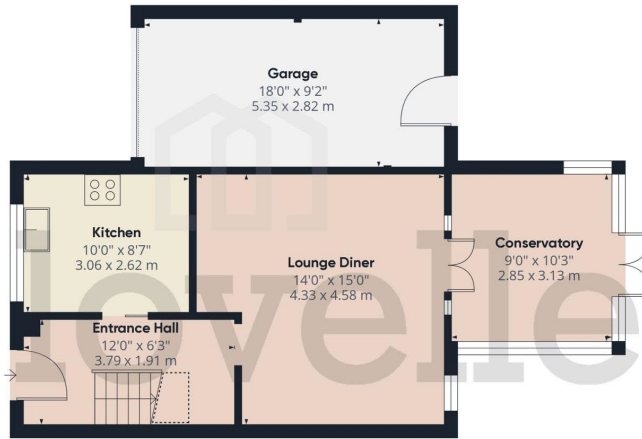
## Driveway

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

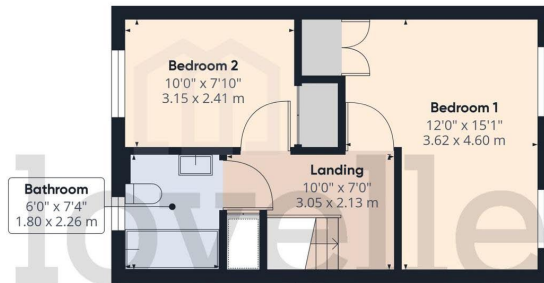
## Agents Notes

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Ground Floor




**Approximate total area<sup>(1)</sup>**

990.71 ft<sup>2</sup>  
92.04 m<sup>2</sup>

**Reduced headroom**

9.69 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(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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# lovelle

01673 844069

marketrasen@lovelle.co.uk