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De Aston Fields, Market Rasen



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£190,000



SPACIOUS 3 BED SEMI DETACHED - POPULAR LOCATION The accommodation briefly comprises, entrance hall, kitchen diner, lounge, conservatory, 3 bedrooms, dressing room and shower room. Generous plot, gardens front & rear, driveway & garage.

NO ONWARD CHAIN

Key Features

- Superb Semi Detached House
- Spacious Accommodation
- Popular Location
- Entrance Hall, Lounge,
- Kitchen Diner, Conservatory
- 3 Bedrooms, Shower Room
- EPC rating TBC
- 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

3.70m x 1.99m (12'1" x 6'6")

glazed entrance door, radiator, stairs to first floor accommodation with storage under

Lounge

3.68m x 4.94m (12'1" x 16'2")

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

Kitchen Diner

3.29m x 4.37m (10'10" x 14'4")

a range of fitted wall and base units, space for under counter fridge, cooker, space and plumbing for washing machine, sink unit, space for fridge freezer, radiator, tiled splash backs, window to rear aspect and glazed entrance door

Conservatory

2.60m x 2.28m (8'6" x 7'6")

uPVC entrance door and fitted storage

Bedroom 2

3.68m x 2.76m (12'1" x 9'1")

double glazed window to rear aspect, radiator and fitted wardrobes

Bedroom 3

3.29m x 3.06m (10'10" x 10'0")

double glazed window to front aspect and radiator

Shower Room

2.46m x 1.73m (8'1" x 5'8")

3 piece suite comprising low level WC, pedestal hand wash basin, walk in shower cubicle with electric shower, tiled splash backs, vinyl flooring, radiator and double glazed window to side aspect

Bedroom 1

2.62m x 4.30m (8'7" x 14'1")

double glazed window to rear aspect, access to loft space and radiator

Dressing Room

3.22m x 2.01m (10'7" x 6'7")

double glazed window to rear aspect, radiator, fitted storage, access to loft space and fitted combi gas boiler (installed in July 2019)

Gardens

occupying a good sized plot with gardens front and rear. The front garden is mostly paved patio with planted beds. The rear garden is mostly laid to lawn, with gravelled bed, and planted borders.

Garage

3.26m x 6.24m (10'8" x 20'6")

up and over door and window to rear aspect

Driveway

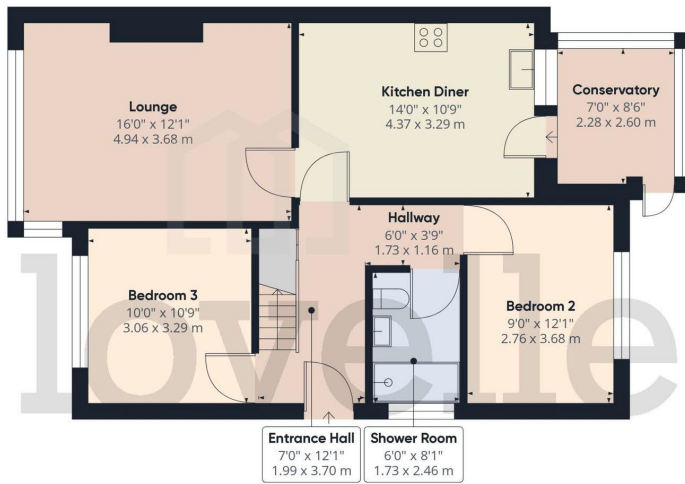
extensive driveway providing ample off road parking for a number of vehicles with turning circle

Agents Notes

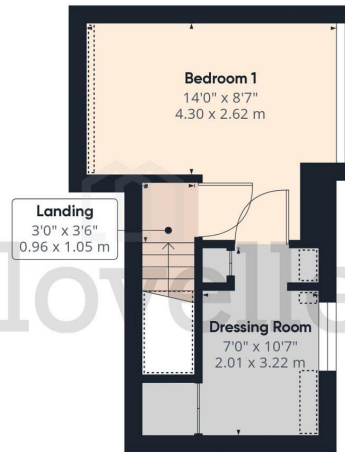
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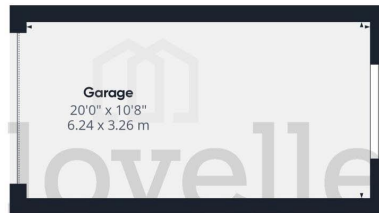




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1239.03 ft²
115.11 m²

Reduced headroom

10.01 ft²
0.93 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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