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Rase Lane, Market Rasen



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When it comes to  
property it must b







£425,000



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SPACIOUS DETACHED FAMILY HOME, in popular residential location with views of the cricket field, spacious accommodation throughout with so much potential! Generous south facing gardens with views of the stream, double garage and driveway. Viewing advised to fully appreciate. NO ONWARD CHAIN

#### Key Features

- Detached House
- Popular Residential Location
- Views of the Cricket Field
- Spacious Accommodation
- Entrance Hall, Shower Room
- Lounge, Dining Room, Kitchen
- EPC rating D
- Tenure: Freehold







## 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

4.81m x 2.16m (15'10" x 7'1")

timber entrance doors, radiator, fitted storage and stairs to first floor accommodation

## Shower Room

0.86m x 3.92m (2'10" x 12'11")

3 piece suite comprising low level WC, hand wash basin, shower cubicle, tiled splash backs, tiled flooring, radiator and 2 double glazed windows to front aspect

## Lounge

8.83m x 4.25m (29'0" x 13'11")

double glazed bay window to front aspect, 3 double glazed windows to side aspect, parquet flooring, heated skirting boards and feature fire place with open fire

## Dining Room

3.35m x 5.88m (11'0" x 19'4")

double glazed window to rear aspect, uPVC French doors, feature fire place with open fire, parquet flooring and heated skirting boards

## Kitchen

3.85m x 3.66m (12'7" x 12'0")

a range of fitted wall and base units, space and plumbing for dishwasher, stainless steel sink unit, space for under counter fridge, electric oven, 4 ring hob, tiled splash backs, tiled flooring, double glazed window to front aspect and heated skirting boards

## Rear Hall

1.14m x 2.13m (3'8" x 7'0")

entrance door, double glazed window to front aspect and tiled flooring

## Utility Room

3.39m x 2.15m (11'1" x 7'1")

rear entrance door, double glazed window to rear aspect, space and plumbing for washing machine, space for tumble dryer, radiator and tiled flooring



## Landing

0.86m x 2.04m (2'10" x 6'8")

double glazed window to rear aspect, roof void access and fitted storage

## Bedroom 1

3.67m x 3.24m (12'0" x 10'7")

2 double glazed windows to front aspect, double glazed window to side aspect, a range of fitted furniture and heated skirting boards

## Bedroom 2

3.36m x 4.25m (11'0" x 13'11")

double glazed window to side aspect, double glazed window to front aspect, radiator, fitted wardrobes and wood flooring

## Bedroom 3

2.91m x 3.47m (9'6" x 11'5")

double glazed window to rear aspect and radiator

## Bedroom 4

2.72m x 4.24m (8'11" x 13'11")

double glazed window to rear aspect, double glazed window to side aspect, radiator and fitted storage

## Bedroom 5

2.68m x 4.27m (8'10" x 14'0")

double glazed window to side aspect, radiator and fitted wardrobes

## Bathroom

1.79m x 2.47m (5'11" x 8'1")

3 piece suite comprising panelled bath, shower cubicle, hand wash basin, tiled splash backs, tiled flooring, heated towel rail and double glazed window to front aspect

## WC

0.82m x 1.98m (2'8" x 6'6")

low level WC, hand wash basin, tiled flooring and double glazed window to rear aspect





### Gardens

occupying a generous plot, being mostly laid to lawn, paved patio area and mature shrubs and trees, with views of the river Rase

### Double Garage

5.54m x 5.83m (18'2" x 19'1")

electric roller door, double glazed window to rear aspect, wall mounted gas boiler, roof void access, power and lighting

### Driveway

driveway to the front of the property, providing ample off road parking for a number of vehicles

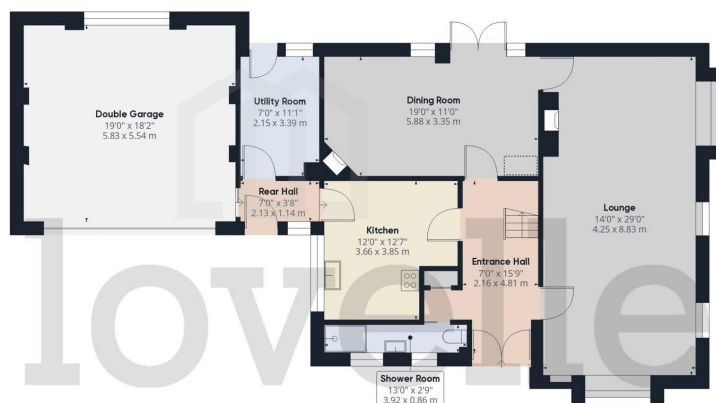
### Agents Notes

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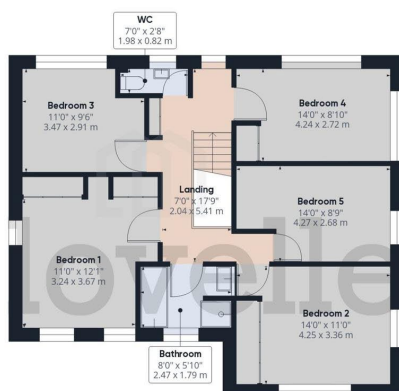
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Ground Floor



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

2222.86 ft<sup>2</sup>  
206.51 m<sup>2</sup>

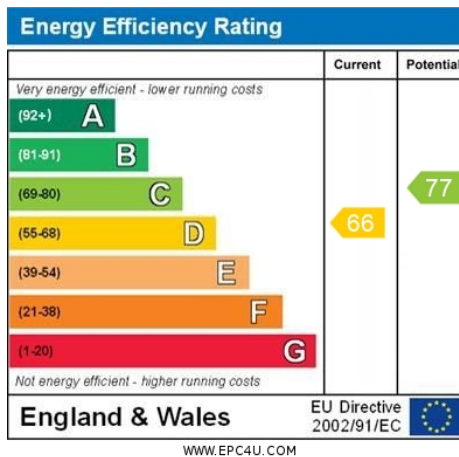
**Reduced headroom**

5.17 ft<sup>2</sup>  
0.48 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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01673 844069

marketrasen@lovelle.co.uk