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Jameson Bridge Street, Market Rasen



When it comes to
property it must be


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£175,000



DETACHED PERIOD PROPERTY. Town Centre Location and is well presented throughout. Comprising; Entrance Hall, Lounge, Kitchen Diner, Utility, Shower Room, 2 Double Bedrooms & Ensuite. Courtyard Garden to rear. an ideal investment.

NO ONWARD CHAIN

Key Features

- Detached House
- Town Centre Location
- Close to Local Amenities
- Well Presented Throughout
- Entrance Hall, Lounge
- Kitchen Diner, Utility
- EPC rating D
- Tenure: Freehold



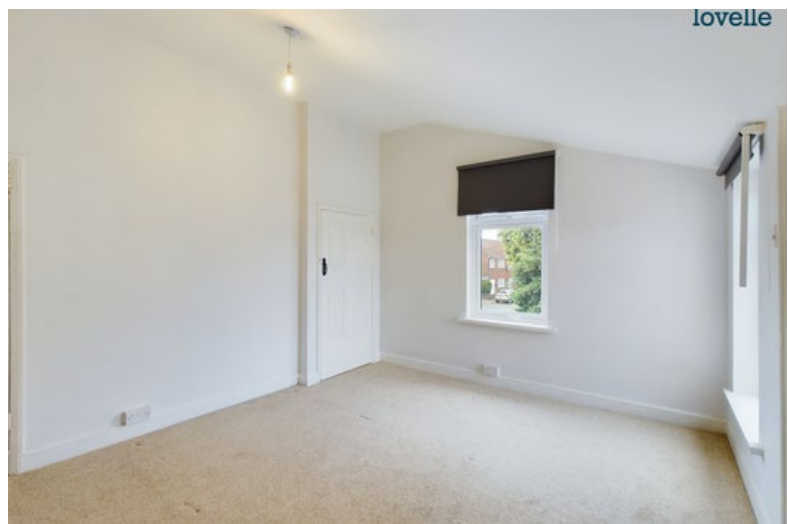
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Situation

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 town 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, and a fair number of new residential developments which have brought in new residents to this pleasant corner of Lincolnshire. 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.

Entrance Hall

1.20m x 1.00m (3'11" x 3'4")

uPVC entrance door, laminate flooring and stairs to first floor accommodation

Lounge

4.03m x 3.16m (13'2" x 10'5")

double glazed window to front aspect, double glazed window to side aspect, radiator and laminate flooring

Kitchen Diner

4.02m x 3.20m (13'2" x 10'6")

a range of fitted base units, stainless steel sink unit, space for fridge freezer, integrated dishwasher, electric oven, 4 ring hob, tiled splash backs, laminate flooring, double glazed window to side aspect and double glazed window to rear aspect

Utility Room

2.48m x 4.20m (8'1" x 13'10")

a range of fitted base units, stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, 2 double glazed windows to side aspect, tiled splash backs, tiled flooring, radiator and uPVC entrance door

Ground Floor Shower Room

1.65m x 1.94m (5'5" x 6'5")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, fully tiled splash backs, tiled flooring, heated towel rail and double glazed window to side aspect

Landing

1.13m x 0.88m (3'8" x 2'11")

picture window to rear aspect

Bedroom 1

4.07m x 3.36m (13'5" x 11'0")

double glazed window to side aspect, double glazed window to rear aspect, radiator and storage cupboard with double glazed window to side aspect

Ensuite

2.54m x 2.20m (8'4" x 7'2")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with mixer shower, fully tiled splash backs, vinyl flooring, radiator, cupboard housing wall mounted gas boiler and double glazed window to side aspect

Bedroom 2

4.07m x 3.20m (13'5" x 10'6")

double glazed window to front aspect, double glazed window to side aspect, radiator and feature fireplace

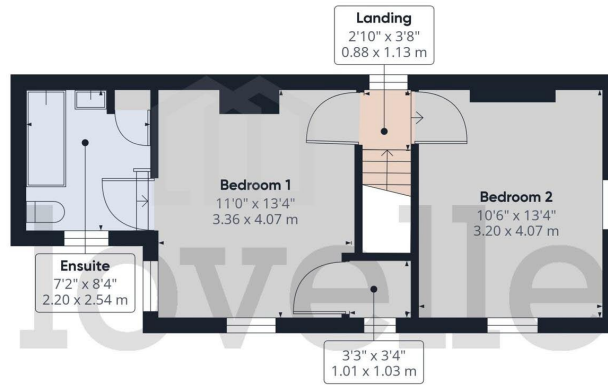
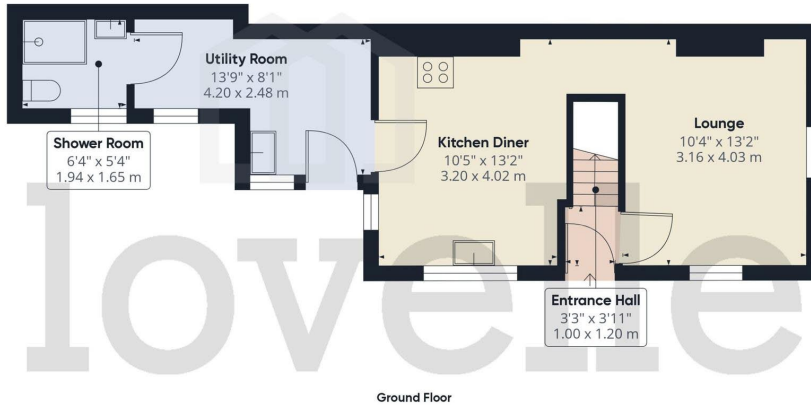
Garden

small paved courtyard style garden to the rear of the property

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

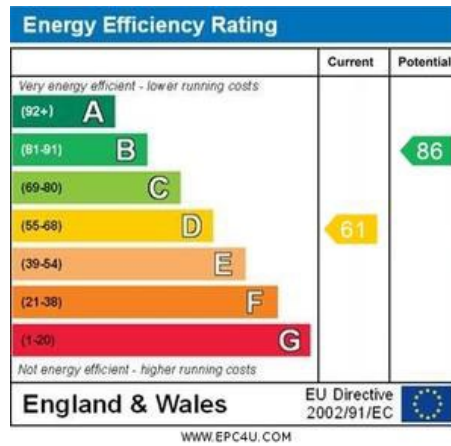
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Approximate total area⁽¹⁾
799.54 ft²
74.28 m²

(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. Calculations are based on RICS IPMS 3C standard.



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01673 844069

marketrasen@lovelle.co.uk