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Caistor Road, Market Rasen



4



2



3

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Offers Over £265,000



DETACHED CHARACTER HOME IN CENTRAL TOWN LOCATION This superb family home located in the centre of Market Rasen offers a wealth of character and has retained many period features. Comprising kitchen diner, lounge, garden room, reading room, utility, 3 bedrooms, 1 bathroom & 1 bedroom, 1 bathroom annexe with beautiful enclosed garden...

Key Features

- Detached Period Home
- Character & Original Features
- Close to Local Amenities
- 3 Reception Rooms
- Large Kitchen Diner, Utility
- 3 Bedrooms & Family Bathroom
- EPC rating E
- 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, 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

glazed front entrance door and stairs to first floor accommodation

Living Kitchen Diner

5.07m x 5.95m (16'7" x 19'6")

a range of fitted wall and base units, 4 ring gas hob, electric oven, stainless steel sink unit, tiled splash backs, space and plumbing for dishwasher, space for undercounter fridge, pantry cupboard, uPVC stable rear entrance door, feature fire place with inset multi fuel burner and double glazed windows to front and rear aspect

Lounge

3.86m x 6.01m (12'8" x 19'8")

glazed windows to front and side aspects, 2 radiators, laminate flooring and feature fire place with inset gas fire

Family Room

3.72m x 3.79m (12'2" x 12'5")

glazed window to front aspect, radiator, fitted storage and stairs to first floor accommodation

Garden Room

3.50m x 2.28m (11'6" x 7'6")

glazed windows to rear aspect over looking the beautiful courtyard garden

Utility Room

2.99m x 2.65m (9'10" x 8'8")

a range of fitted base units, space for fridge freezer, space for tumble dryer, stainless steel sink unit, space and plumbing for washing machine, wall mounted gas boiler, radiator and double glazed window to rear aspect

Landing

1.14m x 1.82m (3'8" x 6'0")

Bedroom 1

3.79m x 3.97m (12'5" x 13'0")

glazed window to front and radiator

Bedroom 2

3.47m x 4.01m (11'5" x 13'2")

glazed window to front and radiator

Bedroom 3

3.85m x 1.91m (12'7" x 6'4")

glazed window to rear and radiator

Bathroom

3.84m x 1.87m (12'7" x 6'1")

3-piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. There are tiled splash backs and dual aspect windows to rear and side aspect

Annexe Landing

0.71m x 1.73m (2'4" x 5'8")

Annexe Bedroom (4)

2.94m x 3.88m (9'7" x 12'8")

glazed window to front and radiator

Annexe Bathroom (2)

2.86m x 3.81m (9'5" x 12'6")

3-piece suite comprising panelled bath, pedestal wash hand basin and low level WC. There is a velux styled window to rear aspect

Gardens

A stunning walled secret garden to the rear running the length of the property which is mostly laid to patio having gravelled area with various borders and an abundance of pots housing mature plants, shrubs, flowers and trees. With beautiful views overlooking the river Rase.

Garage

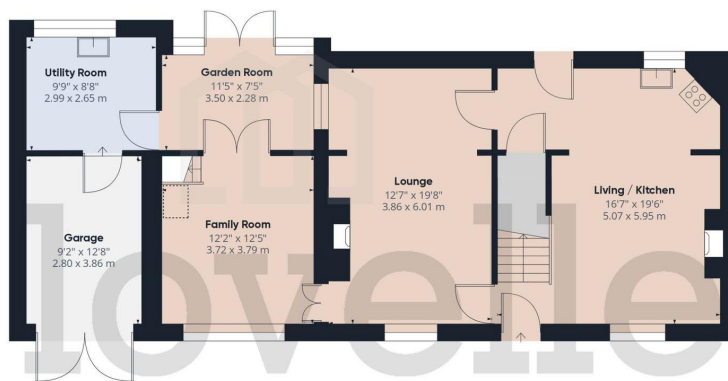
2.80m x 3.86m (9'2" x 12'8")

double entrance doors, power and lighting

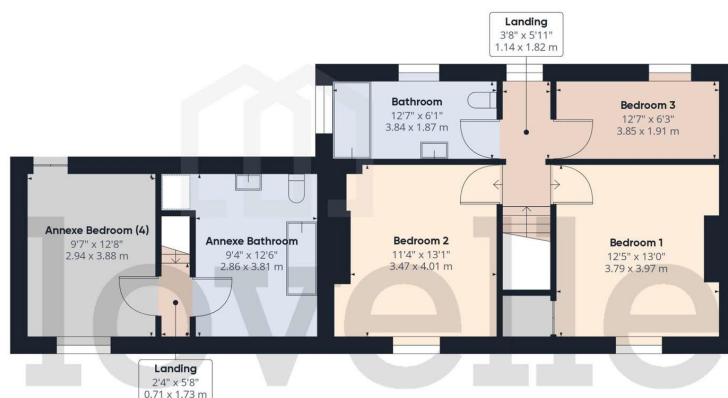
Agents Notes

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Ground Floor



Approximate total area⁽¹⁾

1795.42 ft²
166.8 m²

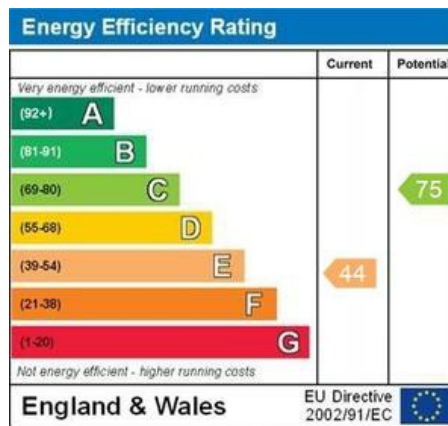
Reduced headroom

4.92 ft²
0.46 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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