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Dear Street, Market Rasen



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property it must be

  
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£92,500



MODERN TERRACED HOUSE, TOWN CENTRE LOCATION. Spacious Accommodation comprising lounge, Kitchen diner, double bedroom & bathroom. Generous rear garden, brick built outbuildings. NO ONWARD CHAIN

Key Features

- Terraced House
- Town Centre Location
- Close to Local Amenties
- Spacious Accommodation
- Lounge, Kitchen Diner
- Double Bedroom, Bathroom
- EPC rating C
- 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.

## Lounge

3.62m x 3.69m (11'11" x 12'1")

uPVC front entrance door, double glazed window to front aspect, radiator and feature fireplace

## Kitchen Diner

2.9m x 3.66m (9'6" x 12'0")

a range of fitted wall and base units, integrated fridge freezer, electric oven, 4 ring hob, stainless steel sink unit, space and plumbing for washing machine, tiled splash backs, vinyl flooring, storage cupboard, stairs to first floor accommodation, uPVC rear entrance door and double glazed window to rear aspect

## Landing

2.17m x 1.1m (7'1" x 3'7")

storage cupboard housing wall mounted gas boiler

## Bedroom

3.29m x 3.66m (10'10" x 12'0")

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

## Bathroom

3.02m x 2.46m (9'11" x 8'1")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, tiled splash backs, vinyl flooring, radiator and double glazed window to rear aspect

## Gardens

occupying a good sized plot with gardens to front and rear. Being mostly laid to lawn

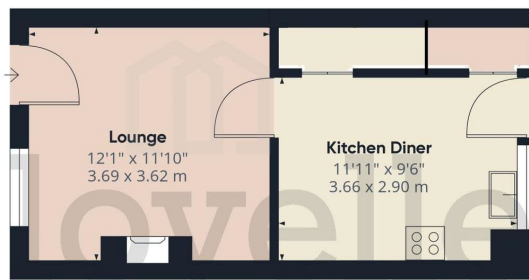
## Outbuildings

2 brick built outbuildings including outdoor WC and storage outbuilding

## Agents Notes

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor

Landing  
2'9" x 3'0"  
0.86 x 0.93 m



Landing  
3'7" x 7'1"  
1.10 x 2.17 m

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

523.02 ft<sup>2</sup>  
48.59 m<sup>2</sup>

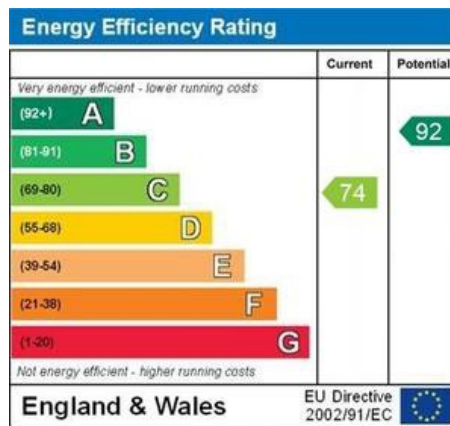
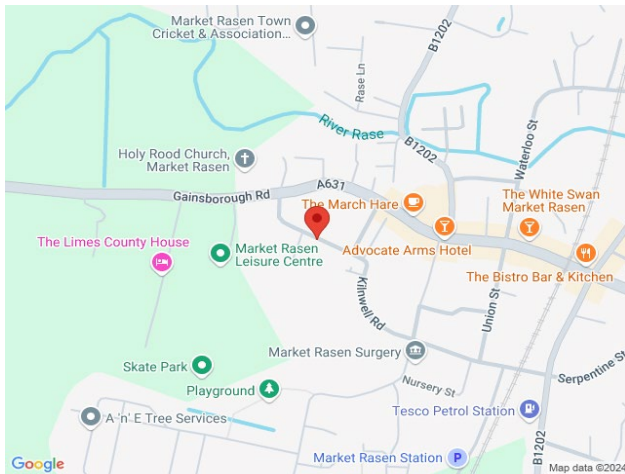
Reduced headroom

3.34 ft<sup>2</sup>  
0.31 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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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