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George Street, Market Rasen



When it comes to
property it must be


lovelle



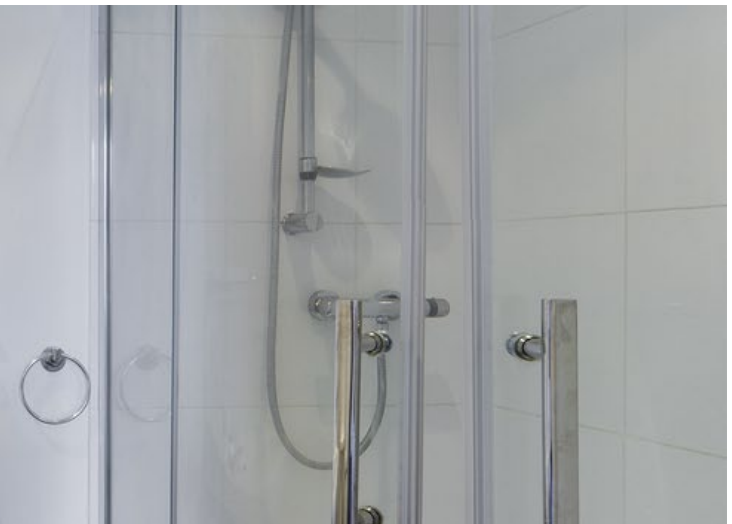
£475,000

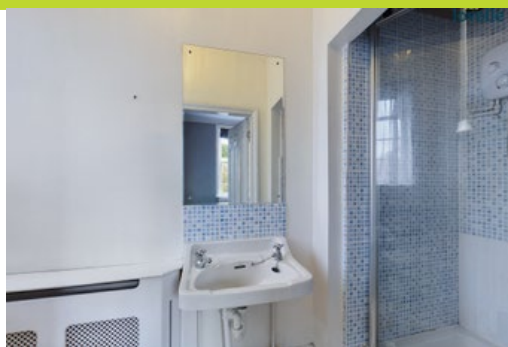


MAGNIFICENT SEMI DETACHED PERIOD HOME Full of character, original features and charm. Spacious & Flexible Accommodation with 3 Reception Rooms, 5 Double Bedrooms & 3 Bathrooms. Gardens & Driveway. No Onward Chain **VIEWING ADVISED TO FULLY APPRECIATE**

Key Features

- Exceptional Period Property
- Semi Detached Family Home
- Full of Character & Charm
- Spacious & Flexible Accommodation
- Gardens Front & Rear
- No Onward Chain
- EPC rating E
- Tenure: Freehold





Entrance Hall

2.18m x 7.14m (7.2ft x 23.4ft)

timber entrance door, radiator, solid wood flooring, stairs to first floor accommodation and fitted storage

Lounge

4.32m x 4.94m (14.2ft x 16.2ft)

window to front aspect, radiator and feature fire place with open fire

Kitchen Diner

4.35m x 9.2m (14.3ft x 30.2ft)

a range of fitted wall and base units, electric oven, 5 ring gas hob, space and plumbing for dishwasher, stainless steel sink unit, window to front aspect, radiator, feature fire place with inset log burner and solid wood flooring

Conservatory

3.08m x 3.33m (10.1ft x 10.9ft)

double glazed windows to rear aspect, French doors and tiled flooring

Utility

2.2m x 5.51m (7.2ft x 18.1ft)

uPVC entrance door, window to front aspect, space and plumbing for washing machine, space for tumble dryer, sky light and tiled flooring

WC / Cloakroom

1.34m x 1.76m (4.4ft x 5.8ft)

low level WC, hand wash basin, tiled splash backs, window to rear aspect and laminate flooring

Study

4.34m x 3.63m (14.2ft x 11.9ft)

window to side aspect, radiator, feature fire place and fitted storage

Landing

5.29m x 2.19m (17.4ft x 7.2ft)

stairs to second floor accommodation, radiator and window to front aspect

Store Room

2.82m x 1.8m (9.3ft x 5.9ft)

window to rear aspect, laminate flooring, fitted storage and wall mounted gas boiler

Bedroom 1

4.36m x 4.95m (14.3ft x 16.2ft)

window to front aspect and radiator

Ensuite

2.59m x 1.19m (8.5ft x 3.9ft)

3 piece suite comprising low level WC, hand wash basin, shower cubicle, tiled splash backs, radiator and laminate flooring

Bedroom 2

4.35m x 3.73m (14.3ft x 12.2ft)

window to front aspect, radiator, feature fireplace and fitted storage cupboards

Ensuite

1.96m x 1.09m (6.4ft x 3.6ft)

3 piece suite comprising low level WC, hand wash basin, shower cubicle, tiled splash backs, radiator, window to side aspect and laminate flooring

Bedroom 3

4.35m x 4.01m (14.3ft x 13.2ft)

window to side aspect, radiator, fitted storage, hand wash basin and feature fire place

Bathroom

2.59m x 2.7m (8.5ft x 8.9ft)

low level WC, pedestal hand wash basin, shower cubicle, panelled bath, fitted cupboards, feature fire place, radiator, laminate flooring and window to front aspect

Landing

2.19m x 1.27m (7.2ft x 4.2ft)

skylights to front and rear aspects

Bedroom 4

skylights to front and rear aspects, radiator, access to eaves and wood flooring

Bedroom 5

skylight to front aspect, wood flooring, access to eaves and radiator

Gardens

the property benefits from gardens to front and rear aspects. The front is enclosed by tall hedging and is mostly laid to lawn with path to the front door, with planted borders. The rear is mostly laid to lawn, with paved patio area and timber shed.

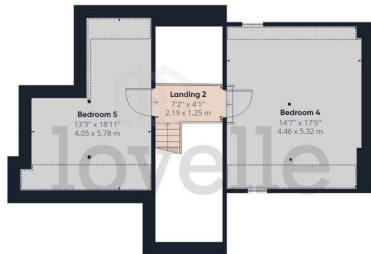




Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

2790.64 ft²
259.26 m²

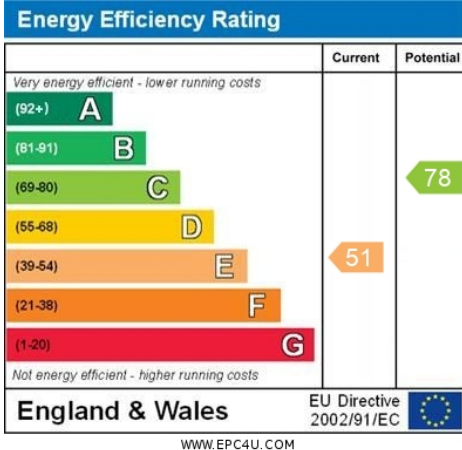
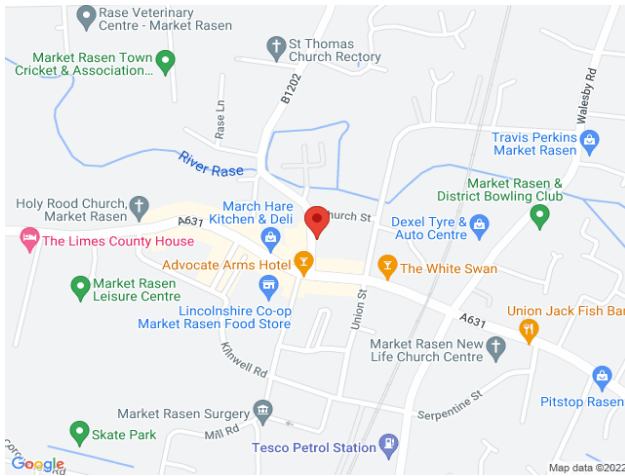
Reduced headroom

140.10 ft²
13.02 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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