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Union Street, Market Rasen



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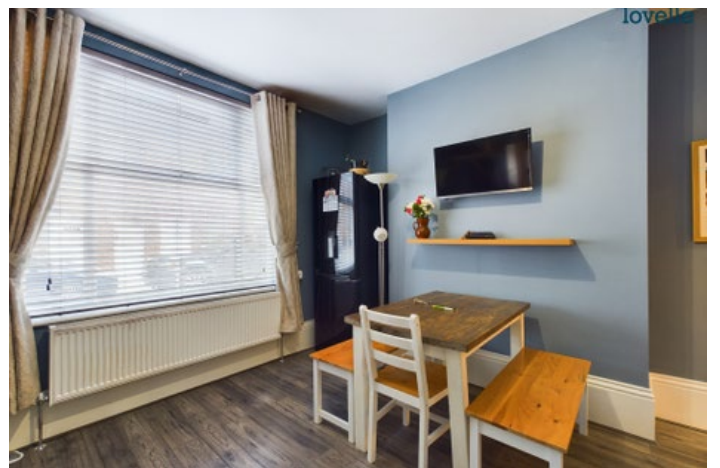
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2

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£150,000



CHARACTERFUL TERRACED HOUSE, in Town Centre Location, close to local amenities. Well presented throughout offering spacious accommodation comprising Kitchen Diner, Hallway, Snug, Shower Room, Lounge & 3 Bedrooms. Garden / Parking Area. VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- Terraced House
- Well Presented Throughout
- Town Centre Location
- Close to Local Amenities
- Kitchen Diner, Snug, Shower Room
- 3 Bedrooms, WC, Lounge
- EPC rating D
- Tenure: Freehold



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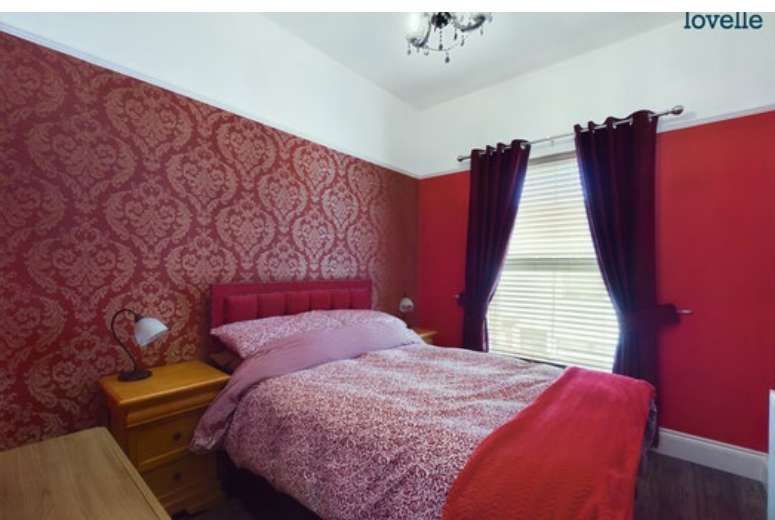
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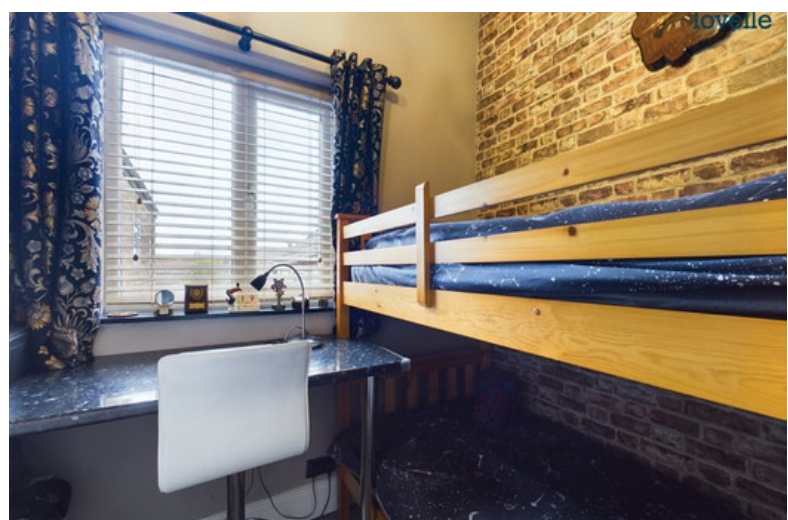
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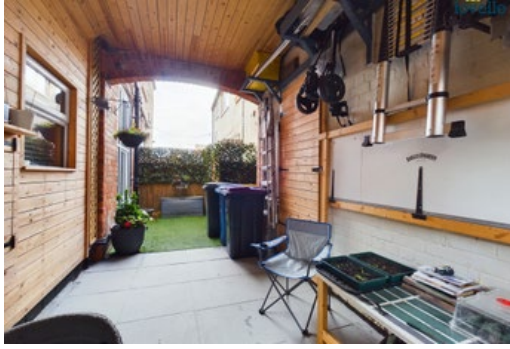
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Situation

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. 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.

Kitchen Diner

3.9m x 3.74m (12'10" x 12'4")

composite front entrance door, a range of fitted wall and base units, space for cooker, stainless steel sink unit, radiator, space for fridge freezer, tiled splash backs, laminate flooring and double glazed window to front aspect

Hallway

3.93m x 1.89m (12'11" x 6'2")

double glazed window to side aspect, tiled flooring, radiator, stairs to first floor accommodation and space and plumbing for washing machine

Snug

2.92m x 2.76m (9'7" x 9'1")

double glazed window to side aspect, radiator, laminate flooring and fitted storage

Shower Room

1.79m x 2.12m (5'11" x 7'0")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, fully tiled splash backs, tiled flooring and heated towel rail

Landing

2.81m x 1.02m (9'2" x 3'4")

radiator and window to side aspect

WC

low level WC and tiled flooring

Lounge

3.9m x 3.75m (12'10" x 12'4")

double glazed window to front aspect, radiator, feature fire place, bespoke storage, and laminate flooring

Bedroom 1

3.96m x 2.93m (13'0" x 9'7")

double glazed windows to side aspects, radiator, laminate flooring, storage with wall mounted gas boiler and feature fireplace

Bedroom 2

2.66m x 3.25m (8'8" x 10'8")

double glazed window to front aspect, radiator and laminate flooring

Bedroom 3

2.76m x 2.28m (9'1" x 7'6")

double glazed window to rear aspect, radiator, laminate flooring and fitted desk

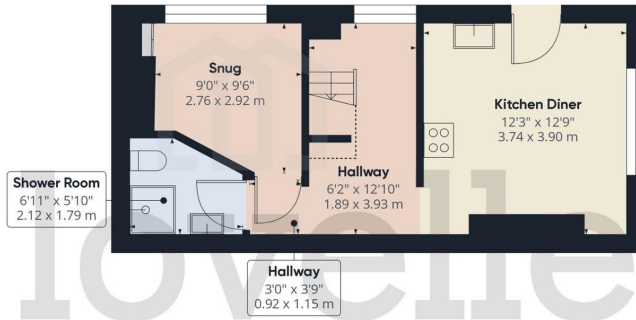
Gardens / Parking Area

accessed through double timber gates, currently utilised as garden space but can also double up as gated parking area

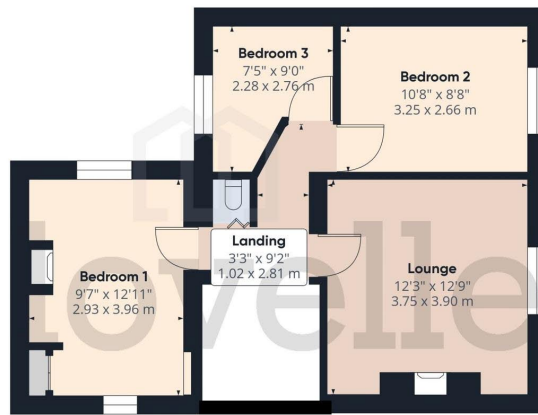
Agents Notes

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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



Approximate total area⁽¹⁾

823.55 ft²
76.51 m²

Reduced headroom

11.3 ft²
1.05 m²

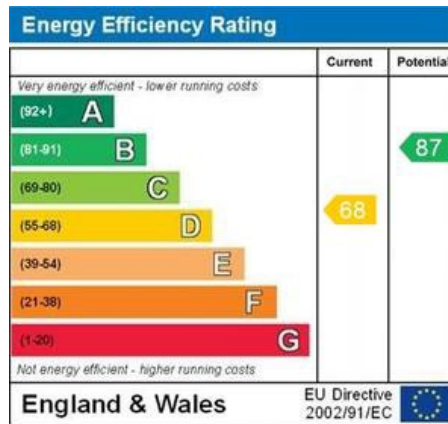
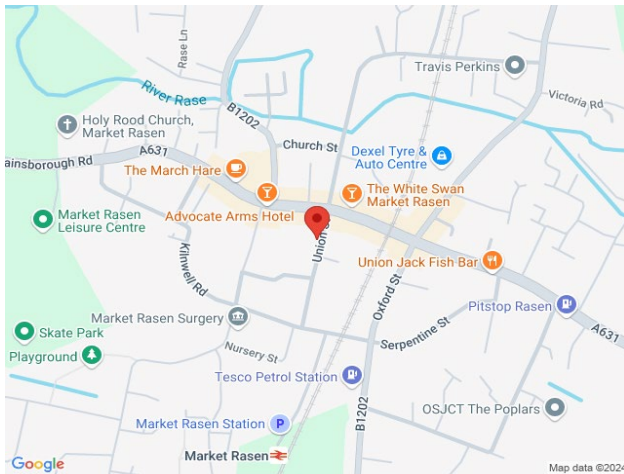
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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