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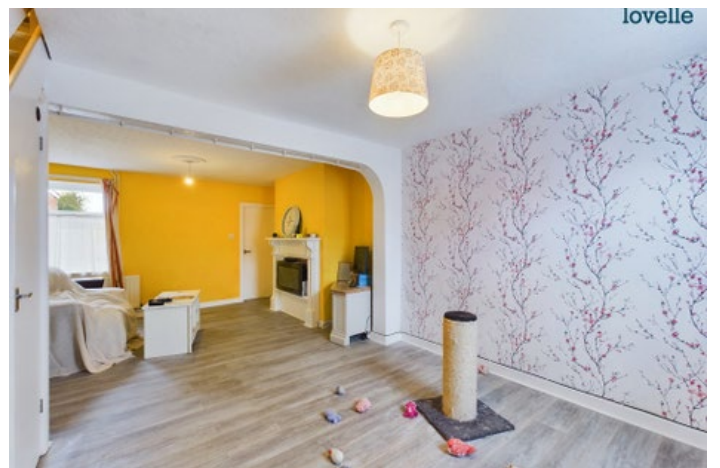


Linwood Road, Market Rasen



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£130,000



2 BEDROOM TERRACED HOUSE. Town Centre Location and close to local amenities. Spacious accommodation comprising lounge, dining room, kitchen, 2 bedrooms and bathroom. Generous garden to rear with outbuilding. VIEWING ADVISED.

### Key Features

- Terraced House
- Spacious Accommodation
- Town Centre Location
- Close to Local Amenities
- Lounge, Dining Room, Kitchen
- 2 Bedrooms & Bathroom
- EPC rating D
- 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 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

3.98m x 3.43m (13'1" x 11'4")

uPVC front entrance door, double glazed window to front aspect, radiator, laminate flooring, stairs to first floor accommodation with storage under

## Dining Room

3.98m x 3.43m (13'1" x 11'4")

double glazed window to rear aspect, radiator, laminate flooring and feature fire place

## Kitchen

2.36m x 3.03m (7'8" x 9'11")

a range of fitted wall and base units, space and plumbing for washing machine, stainless steel sink unit, wall mounted gas boiler, space for under counter fridge, tiled splash backs, tiled flooring, double glazed window to rear aspect and uPVC side entrance door

## Landing

1.95m x 1m (6'5" x 3'4")

roof void access

## Bedroom 1

2.98m x 3.31m (9'10" x 10'11")

double glazed window to front aspect, radiator and fitted storage

## Bedroom 2

2.42m x 3.38m (7'11" x 11'1")

double glazed window to rear aspect and radiator

## Bathroom

1.56m x 2.41m (5'1" x 7'11")

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

## Garden

being mostly laid to lawn, with concrete seating area and brick built outbuilding

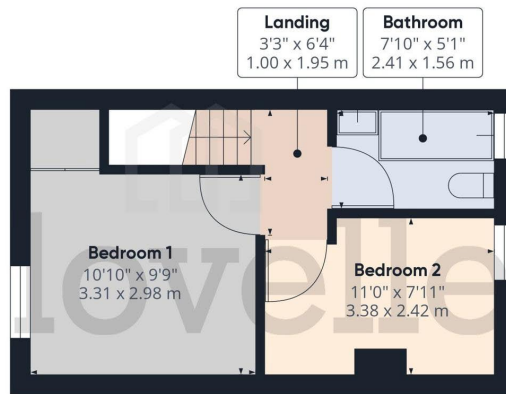
## Agents Notes

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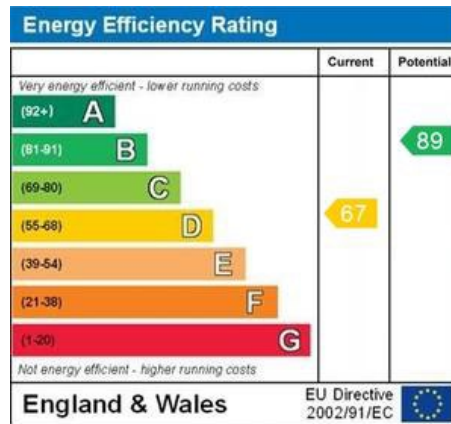
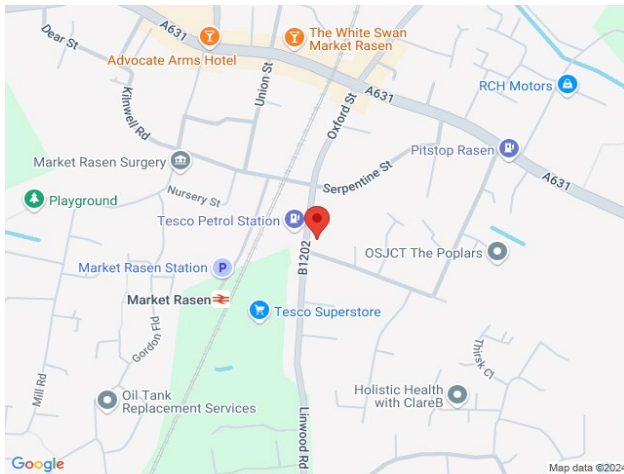
Ground Floor



Approximate total area<sup>1)</sup>  
622.05 ft<sup>2</sup>  
57.79 m<sup>2</sup>

(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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