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Lammas Leas Road, Market Rasen



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property it must be

  
**lovelle**





£230,000



SPACIOUS DETACHED DORMER BUNGALOW. CLOSE TO LOCAL AMENITIES. The fantastic property offers spacious and flexible accommodation. Comprising porch, entrance hall, lounge, kitchen diner, 1 bedroom, 2 loft rooms & Bathroom. With GENEROUS WELL MAINTAINED GARDENS, Extensive driveway & Double Garage. NO ONWARD CHAIN.

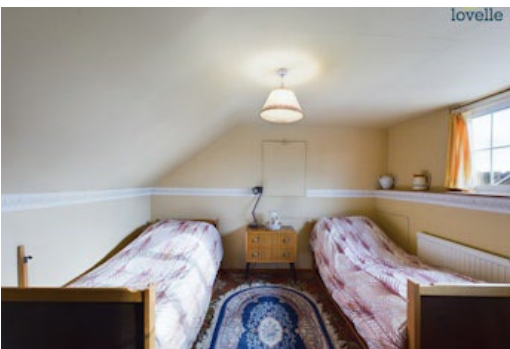
#### Key Features

- Spacious Dormer Bungalow
- Close to Local Amenities
- Flexible Accommodation
- Porch, Entrance Hall, Lounge
- Kitchen, Dining Room
- Ground Floor Bedroom & Bathroom
- EPC rating C
- Tenure: Freehold









## Situation

Market Rasen town is popular with walkers and there are great routes and trails just five minutes stroll from the town centre. You can also head out to Willingham Woods where there are numerous trails and paths for all ages and abilities. In the town centre you will find traditional and long-standing family run shops including ironmongers, butchers, menswear confectionery, bakery & fruit & veg. The town boasts high-quality and award winning places to eat for all budgets. Market Rasen is approximately 16 miles from Lincoln City and 15 miles from the market town of Louth. There are regular bus and train services.

## Porch

1.18m x 0.66m (3'11" x 2'2")

uPVC front entrance door and tiled flooring

## Entrance Hall

glazed entrance door, radiator and 2 storage cupboards

## Lounge

3.51m x 6.81m (11'6" x 22'4")

double glazed window to front aspect, double glazed window to side aspect, 2 radiators and feature fire place

## Kitchen

3.15m x 3.37m (10'4" x 11'1")

a range of fitted wall and base units, space and plumbing for washing machine, stainless steel sink unit, 4 ring hob, electric oven, space for under counter fridge, tiled splash backs, tiled flooring and double glazed window to rear aspect

## Dining Room

3.23m x 6.12m (10'7" x 20'1")

double glazed sliding doors to rear aspect, radiator, fitted storage and stairs to first floor accommodation

## Rear Porch

1.2m x 0.76m (3'11" x 2'6")

uPVC rear entrance door and tiled flooring

## Ground Floor Bedroom

2.96m x 3.36m (9'8" x 11'0")

double glazed window to front aspect, radiator and a range of fitted furniture

## Ground Floor Bathroom

1.41m x 4.43m (4'7" x 14'6")

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

## Landing

1.02m x 1.5m (3'4" x 4'11")

fitted storage with access to eaves

### Loft Room 1

3.02m x 3.15m (9'11" x 10'4")

double glazed window to rear aspect, radiator and access to eaves

### Loft Room 2

3.08m x 3.15m (10'1" x 10'4")

double glazed window to rear aspect, radiator and access to eaves

### Surveyors Note

It is noted that the two loft rooms are currently in use as bedrooms, offering useful additional living space. While they may not appear to meet current building regulations for habitable accommodation, this does not impact their existing use, as building regulations are not applied retrospectively. There may also be scope for future enhancement, subject to the necessary approvals.

### Gardens

occupying a generous plot with well maintained garden to the rear, being mostly laid to lawn with planted borders, paved patio area, storage area and hidden potting area

### Garage

3.16m x 7.16m (10'5" x 23'6")

electric roller door, power and lighting

### Workshop

2.13m x 7.31m (7'0" x 24'0")

double glazed window to front aspect, power, lighting and sink unit

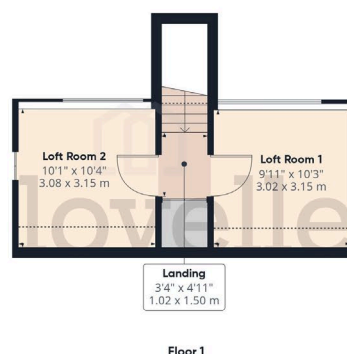
### Driveway

'in and out' driveway providing ample off road parking for a number of vehicles

### 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.



**Approximate total area<sup>(1)</sup>**  
1529 ft<sup>2</sup>  
142.1 m<sup>2</sup>

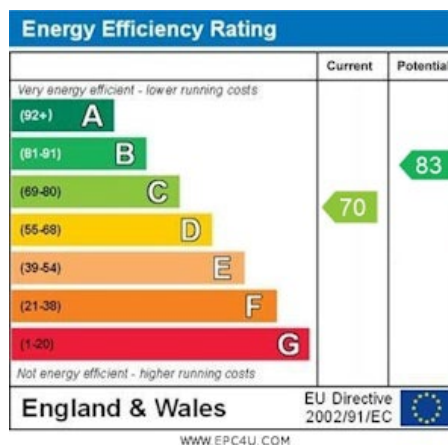
**Reduced headroom**  
62 ft<sup>2</sup>  
5.7 m<sup>2</sup>

(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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