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The Ridings , Market Rasen



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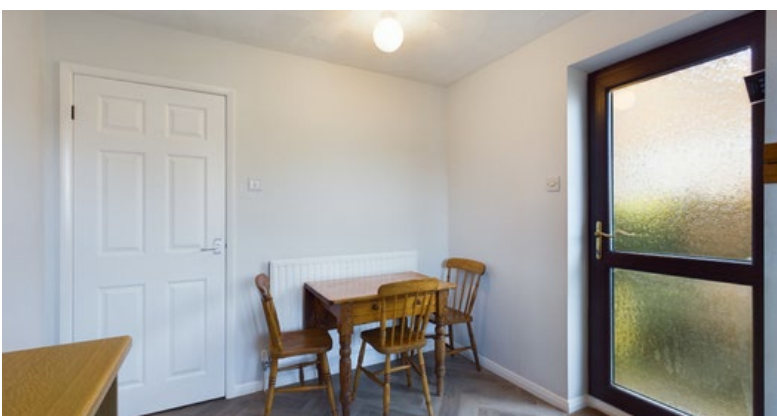
£240,000



Immaculately Presented 2 Bedroom Detached Bungalow in popular residential location. Offering spacious accommodation comprising porch, entrance hall, lounge, kitchen, dining room, 2 bedrooms & bathroom. Generous gardens front and rear, garage and extensive driveway. NO ONWARD CHAIN

#### Key Features

- Detached Bungalow
- Popular Residential Location
- Immaculately Presented
- Porch, Entrance Hall
- Lounge, Kitchen, Dining Room
- 2 Bedrooms & Bathroom
- EPC rating D
- 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.

## Entrance Porch

1.23m x 1.04m (4'0" x 3'5")

uPVC front entrance door with adjoining side screen

## Entrance Hall

1.2m x 3.58m (3'11" x 11'8")

glazed entrance door, radiator, airing cupboard housing hot water cylinder, cloak cupboard and roof void access

## Lounge

4.38m x 3.66m (14'5" x 12'0")

double glazed window to front aspect, radiator and feature fireplace

## Kitchen

4.41m x 2.74m (14'6" x 9'0")

a range of fitted wall and base units, space and plumbing for washing machine, stainless steel sink unit, wall mounted gas boiler, electric oven, 4 ring hob, space for under counter fridge and freezer, tiled splash backs, vinyl flooring, radiator, double glazed windows to front aspect and uPVC side entrance door

## Dining Room

2.63m x 2.44m (8'7" x 8'0")

double glazed window to side aspect and radiator

## Bedroom 1

3.79m x 3.03m (12'5" x 9'11")

double glazed window to rear aspect, radiator and fitted wardrobes

## Bedroom 2

2.52m x 3.36m (8'4" x 11'0")

double glazed window to rear aspect and radiator

## Bathroom

4.41m x 2.74m (14'6" x 9'0")

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

## Gardens

occupying a generous plot with gardens front and rear. Being mostly laid to lawn with paved patio area and a range planted shrubs. South facing rear garden

## Garage

5.25m x 2.76m (17'2" x 9'1")

up and over door, power, lighting, double glazed window to rear aspect and uPVC side entrance door

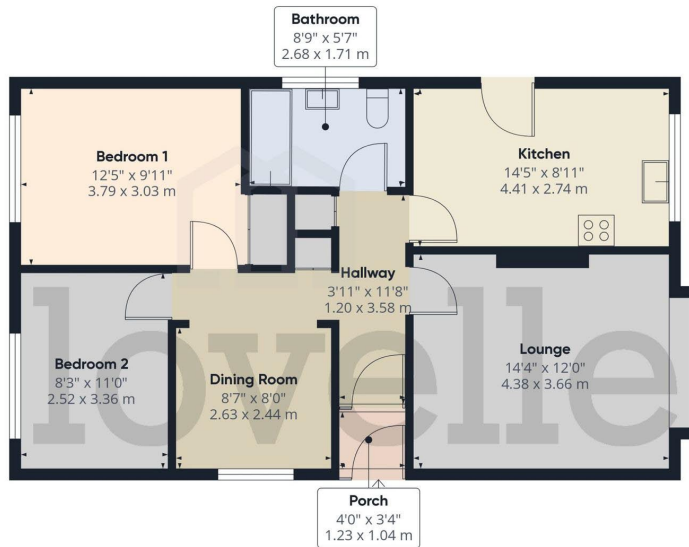
## Driveway

extensive driveway providing ample off road parking for a number of vehicles

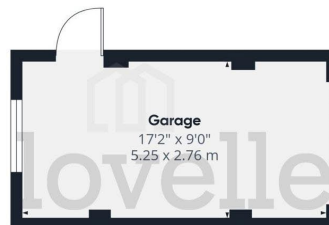
## Agents Notes

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Ground Floor Building 1

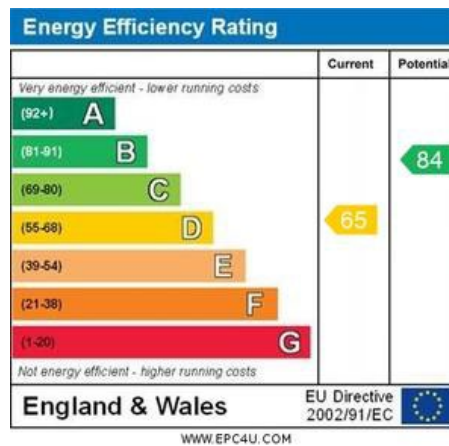
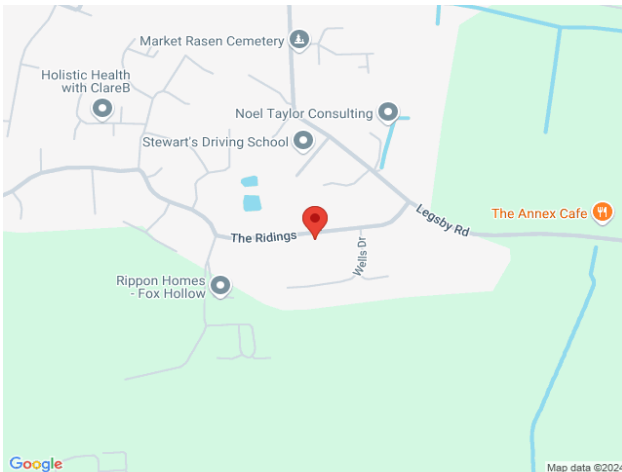


Approximate total area<sup>†</sup>  
897.37 ft<sup>2</sup>  
83.37 m<sup>2</sup>

(†) 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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