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The Brambles, Market Rasen



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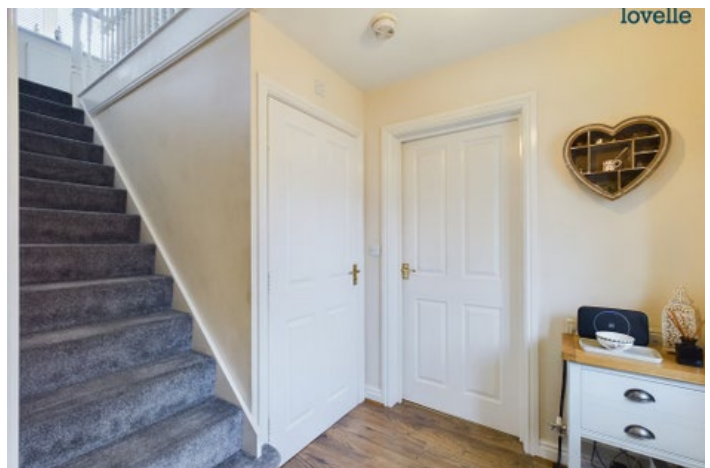
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property it must be


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£290,000



WELL PRESENTED MODERN DETACHED HOUSE. Popular Residential Location, Spacious & Flexible accommodation comprising entrance hall, WC, lounge, kitchen diner, utility, 4 double bedrooms, ensuite & bathroom.

GENEROUS GARDENS, GARAGE & DRIVEWAY.

Key Features

- Modern Detached House
- Popular Residential Location
- Well Presented Throughout
- Spacious & Flexible Accommodation
- Entrance Hall, WC, Lounge
- Kitchen Diner, Utility Room
- EPC rating C
- Tenure: Freehold



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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 Hall - 1.86m x 1.96m (6'1" x 6'5")

double glazed entrance door, laminate flooring, radiator and stairs to first floor accommodation

WC / Cloakroom - 1.63m x 1.02m (5'4" x 3'4")

low level WC, pedestal hand wash basin, tiled splash backs, radiator and laminate flooring

Lounge - 5.5m x 3.16m (18'0" x 10'5")

double glazed window to front aspect, 2 radiators, uPVC French doors to rear and log burner

Kitchen Diner - 5.49m x 2.92m (18'0" x 9'7")

a range of fitted wall and base units, space and plumbing for dishwasher, stainless steel sink unit, space for under counter fridge, electric oven, 4 ring gas hob, tiled splash backs, tiled flooring, 2 radiators and double glazed windows to front, side and rear aspects

Utility Room - 1.87m x 1.97m (6'1" x 6'6")

a range of fitted base units, stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, tiled splash backs, tiled flooring, radiator and double glazed rear entrance door

Landing - 3.09m x 1.98m (10'1" x 6'6")

double glazed window to rear aspect, radiator, airing cupboard and stairs to second floor accommodation

Bedroom 1 - 3.16m x 3.16m (10'5" x 10'5")

double glazed window to front aspect, radiator and fitted wardrobes

Ensuite - 1.62m x 2.21m (5'4" x 7'4")

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

Bedroom 4 - 3.44m x 2.9m (11'4" x 9'6")

double glazed windows to front and side aspects, radiator, storage cupboard and fitted wardrobes

Bathroom - 2.02m x 1.98m (6'7" x 6'6")

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

Landing 2 - 2.46m x 2.02m (8'1" x 6'7")

'Velux' window to rear aspect, radiator and roof void access

Bedroom 2 - 4.31m x 2.93m (14'1" x 9'7")

double glazed window to front aspect, 'Velux' window to rear aspect and 2 radiators

Bedroom 3 - 4.3m x 3.19m (14'1" x 10'6")

double glazed window to front aspect, 'Velux' window to rear aspect and 2 radiators

Gardens

occupying a generous plot to front and rear, the front garden is open plant with planted shrubs, the rear garden is mostly laid to lawn, with paved patio seating areas, raised decking and planted shrubs

Garage - 2.66m x 5.06m (8'8" x 16'7")

up and over door, power and lighting

Driveway

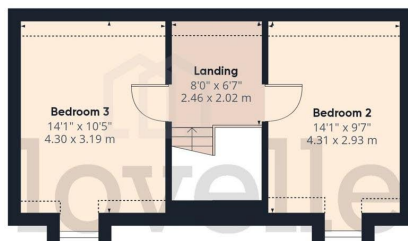
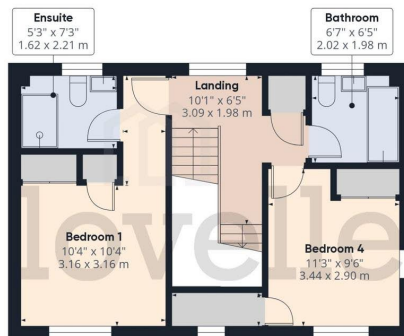
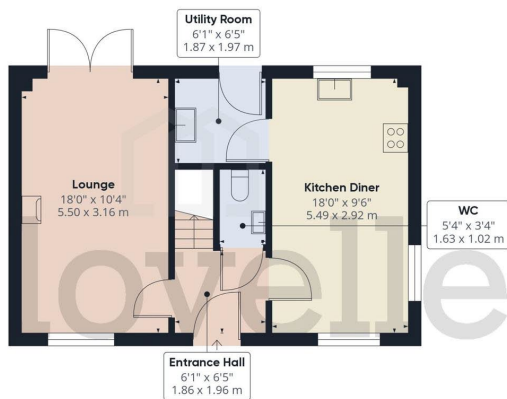
benefitting from 2 driveways providing ample off street parking for a number of vehicles

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⁽¹⁾

1391.75 ft²
129.3 m²

Reduced headroom

41.42 ft²
3.85 m²

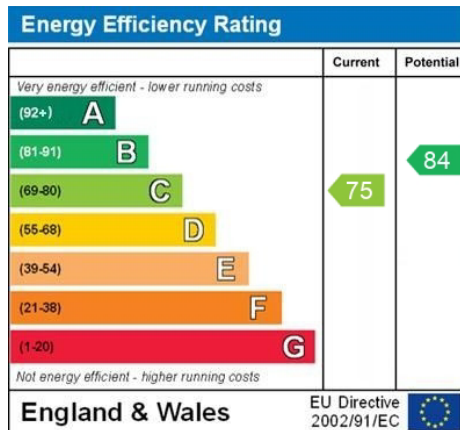
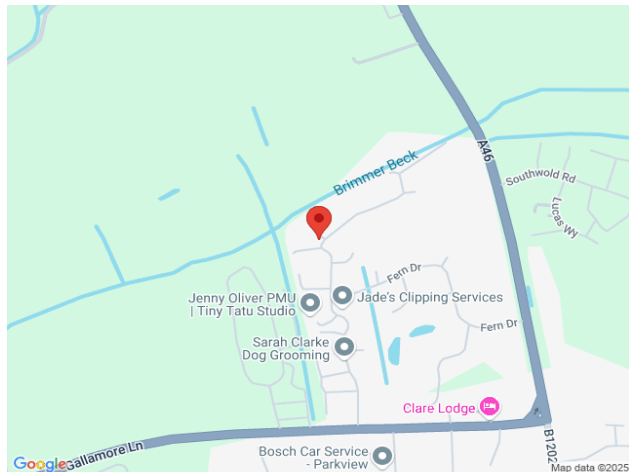
(1) Excluding balconies and terraces

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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