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Legsby Road, Market Rasen



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property it must b

  
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£375,000

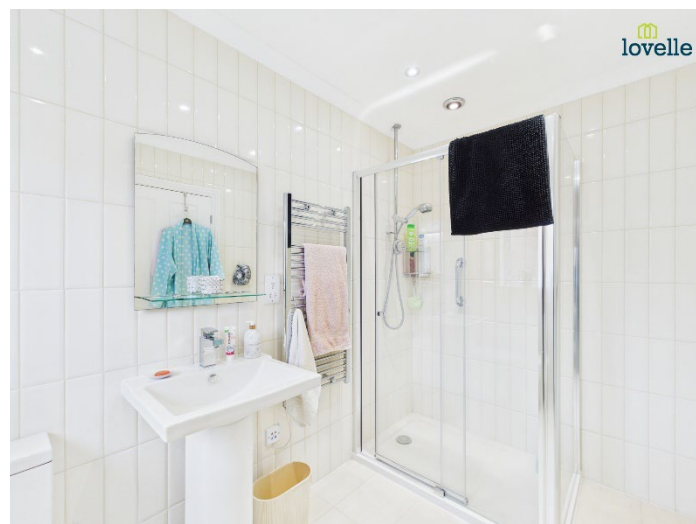


EXECUTIVE IMMACULATELY PRESENTED DETACHED BUNGALOW in sought after private location. Spacious accommodation comprising reception hall, lounge, kitchen, dining room, sun room, utility, 3 bedrooms, ensuite & Bathroom. Generous gardens, driveway and double garage. VIEWING ADVISED TO FULLY APPRECIATE

#### Key Features

- Executive Detached Bungalow
- Quiet Private Location
- Immaculately Presented Throughout
- Spacious Accommodation
- Electric Underfloor Heating
- Reception Hall, 3 Reception Rooms
- EPC rating E
- 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.

## Vestibule

1.98m x 1.8m (6'6" x 5'11")

composite entrance door, adjoining side screen and laminate flooring

## Reception Hall

2.98m x 3.61m (9'10" x 11'10")

laminate flooring and roof void access

## Lounge

5.87m x 3.82m (19'4" x 12'6")

double glazed bay window to front aspect, electric heater and feature fire place with log burner inset

## Kitchen

2.73m x 4.11m (9'0" x 13'6")

a newly fitted range of wall and base units, double electric oven, integrated fridge freezer, 4 ring hob, stainless steel sink unit, integrated dishwasher, laminate flooring and double glazed window to rear aspect

## Dining Room

3.08m x 4.06m (10'1" x 13'4")

double glazed window to side aspect and double doors to sun room

## Sun Room

2.86m x 3.8m (9'5" x 12'6")

laminate flooring and French doors to rear garden

## Utility Room

1.71m x 2.41m (5'7" x 7'11")

a range of fitted wall and base units, space and plumbing for washing machine, space for tumble dryer, stainless steel sink unit, laminate flooring and uPVC rear entrance door



## Bedroom 1

4.73m x 3.3m (15'6" x 10'10")

double glazed window to front aspect, electric heater and a range of fitted wardrobes

## Ensuite

2.94m x 1.8m (9'7" x 5'11")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, fully tiled splash backs, tiled flooring, heated towel rail and double glazed window to side aspect

## Bedroom 2

2.94m x 3.56m (9'7" x 11'8")

double glazed window to rear aspect and electric heater

## Bedroom 3

3.82m x 2.46m (12'6" x 8'1")

double glazed window to side aspect

## Bathroom

2.1m x 2.42m (6'11" x 7'11")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with shower over, fully tiled splash backs, tiled flooring, heated towel rail and double glazed window to rear aspect

## Gardens

occupying a generous plot with wrap around gardens, being mostly laid to lawn, with paved patio area, mature planted shrubs and trees, along with a gated vegetable patch, timber potting shed

## Double Garage

5.14m x 5.11m (16'11" x 16'10")

electric up and over door, uPVC side entrance door, power and lighting

## Driveway

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

## Agents Notes

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Ground Floor Building 1



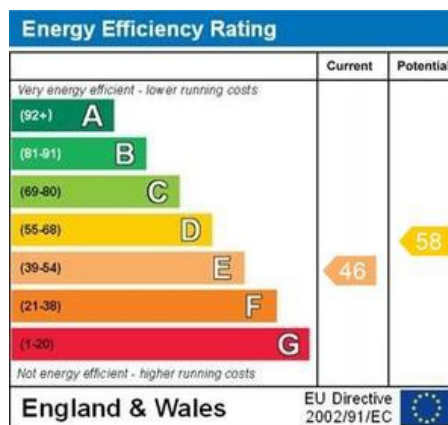
Ground Floor Building 2

Approximate total area<sup>®</sup>  
1675.39 ft<sup>2</sup>  
155.65 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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