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Chantrey Park, Market Rasen



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£190,000



MODERN END TERRACED HOUSE, POPULAR RESIDENTIAL LOCATION. being close to local amenities, this spacious home offers well presented accommodation comprising kitchen, WC, lounge diner, 2 bedrooms & bathroom. GARDENS & PARKING.

Key Features

- Modern End Terrace House
- Well Presented Throughout
- Spacious Accommodation
- Close to Local Amenities

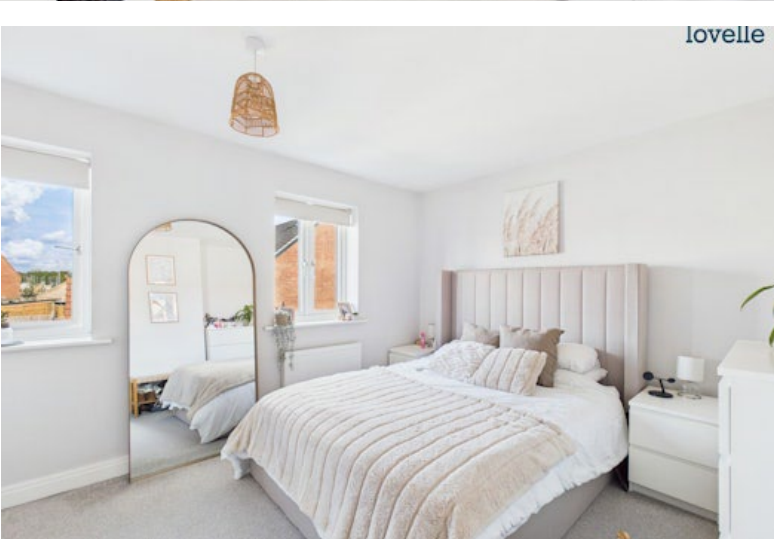
- Popular Residential Location
- Kitchen, WC, Lounge Diner
- EPC rating B
- Tenure: Freehold



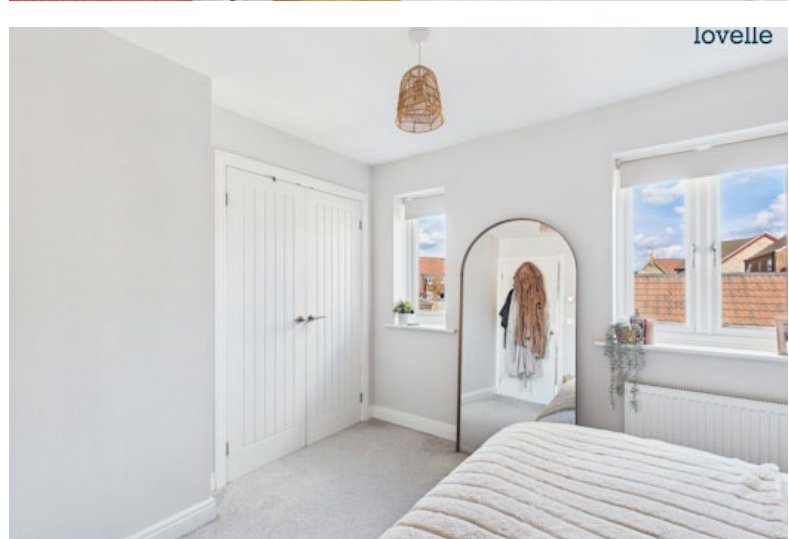
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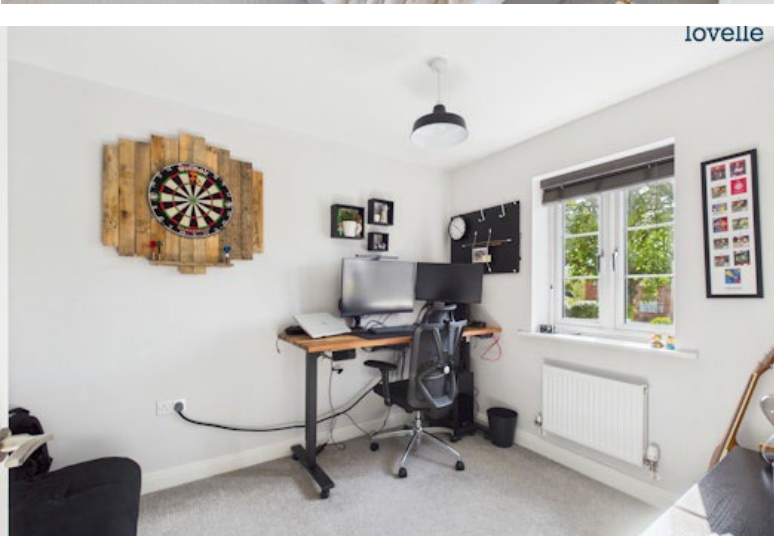
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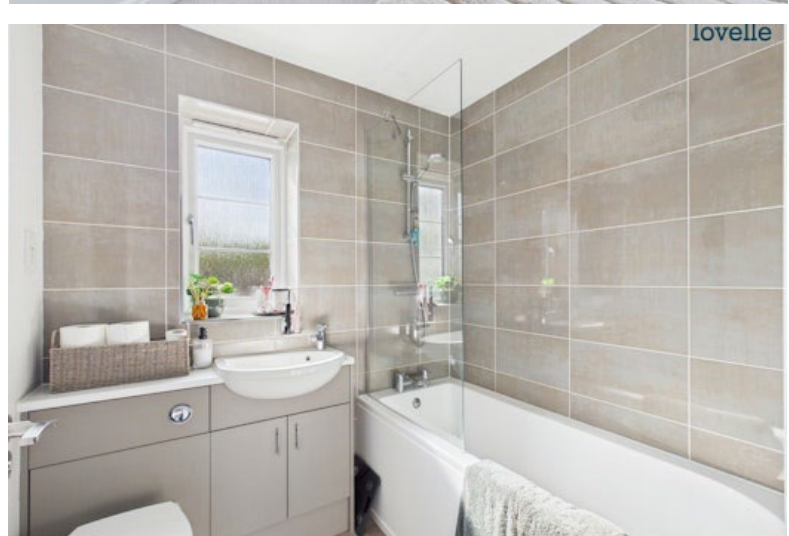
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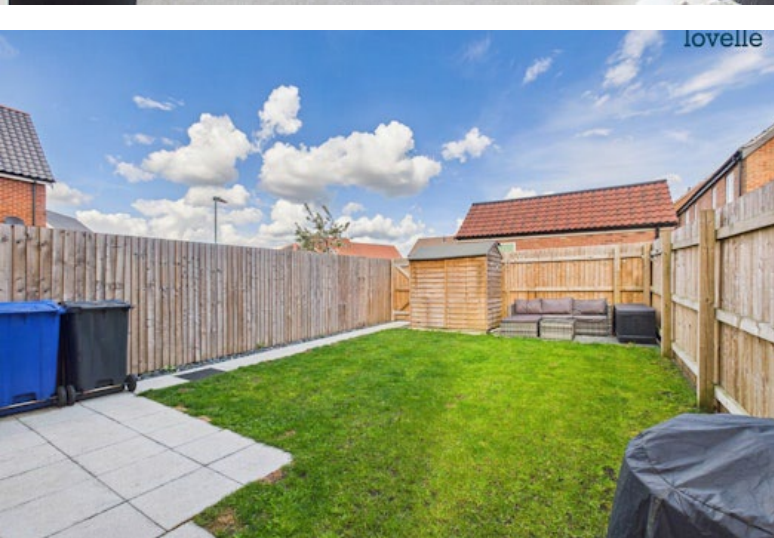
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Situation

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.

Kitchen

2.61m x 3.47m (8'7" x 11'5")

double glazed front entrance door, a range of fitted wall and base units, integrated microwave, electric oven, 4 ring gas hob, stainless steel sink unit, space and plumbing for wahsing machine, space for fridge freezer, vinyl flooring, radiator, and double glazed window to front aspect

WC / Cloakroom

1.85m x 1.04m (6'1" x 3'5")

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

Lounge Diner

4.02m x 4.52m (13'2" x 14'10")

uPVC French doors to rear aspects with adjoining side screens, radiator and stairs to first floor accommodation

Landing

1.93m x 1.1m (6'4" x 3'7")

roof void access and airing cupboard housing wall mounted gas boiler

Bedroom 1

2.91m x 3.77m (9'6" x 12'5")

2 double glazed windows to front aspect, radiator and fitted wardrobes

Bedroom 2

3.39m x 2.44m (11'1" x 8'0")

double glazed window to front aspect and radiator

Bathroom

1.75m x 2.02m (5'8" x 6'7")

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

Gardens

benefitting from gardens to front and rear aspects. The front garden is mostly laid to lawn with paved pathway to the front of the property. The rear garden is again mostly laid to lawn with paved patio area.

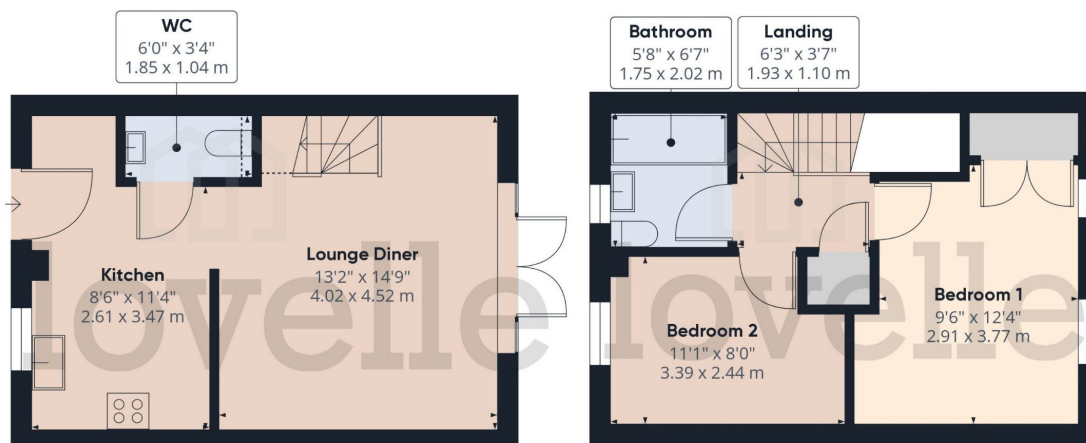
Parking

allocated parking to the rear of the property

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[®]

612.69 ft²
56.92 m²

Reduced headroom

9.96 ft²
0.93 m²

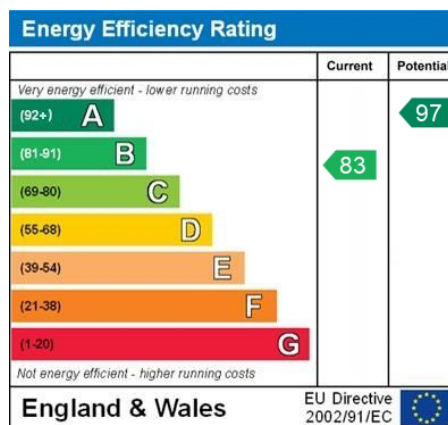
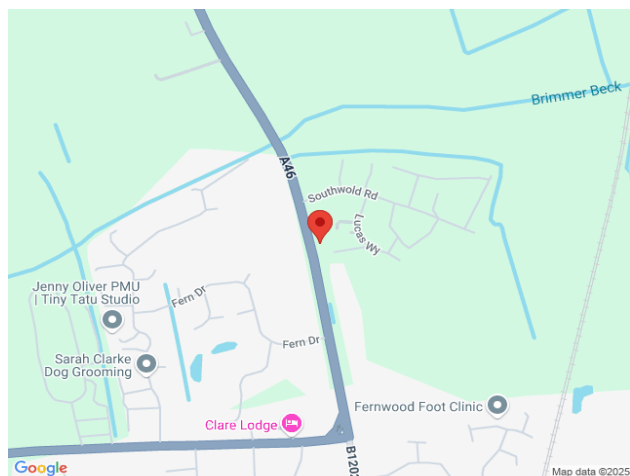
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.



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