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Gainsborough Road, Market Rasen



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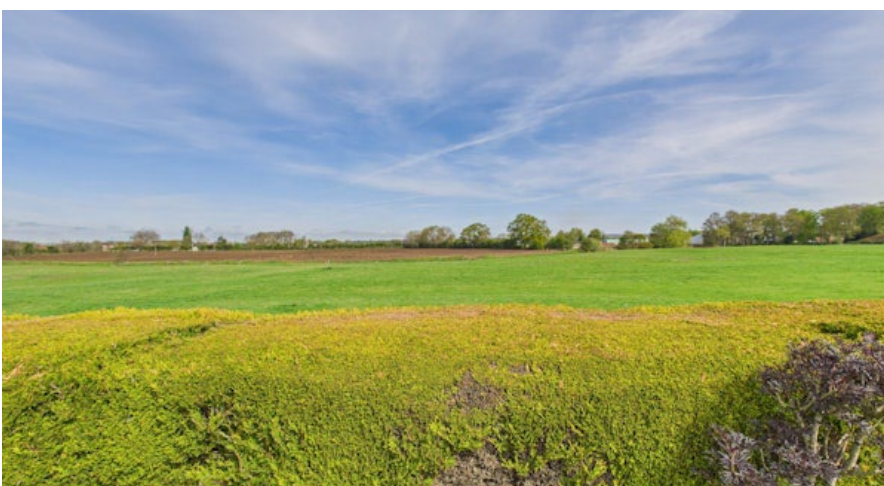
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When it comes to
property it must b


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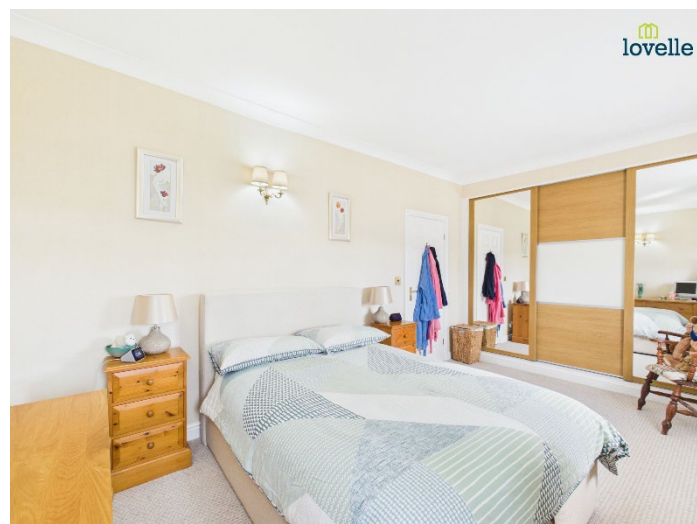
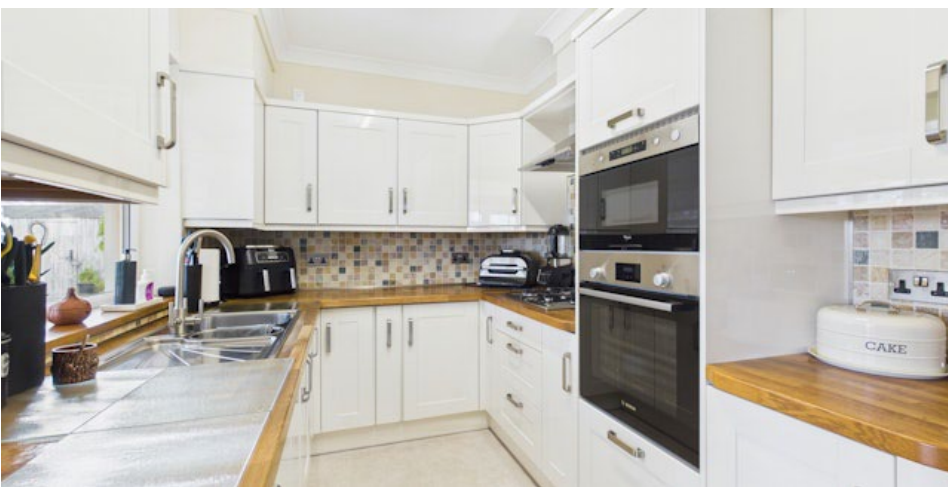
£400,000



IMMACULATELY PRESENTED CHARACTERFUL BUNGALOW. Dating back to 1845 the spacious bungalow offers light and airy accommodation comprising porch, entrance hall, lounge, sitting / dining room, kitchen, sun room, 3 bedrooms & shower room. GENEROUS GARDENS, OUTBUILDINGS & VIEWS FRONT & REAR.

Key Features

- Character Detached Bungalow
- Spacious & Immaculately Presented
- Open Field Views Front & Rear
- Porch, Entrance Hall, WC, Kitchen
- Lounge, Sitting Room / Diner, Sun Room
- 3 Bedrooms & Shower Room
- 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.

Entrance Porch

1.91m x 2.16m (6'4" x 7'1")

uPVC entrance door, double glazed window to front aspect and double glazed windows to side aspects

Entrance Hall

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

Lounge

4.79m x 5.07m (15'8" x 16'7")

2 double glazed windows to side aspects, double glazed window to rear aspect, uPVC entrance door, radiator and feature fire place

Sitting Room / Dining Room

3.73m x 5.95m (12'2" x 19'6")

double glazed windows to front and rear aspect, 2 radiators, cloak cupboard and feature fire place

Kitchen

3.84m x 2.29m (12'7" x 7'6")

a range of fitted wall and base units, stainless steel sink unit, water softner, integrated under counter fridge, 4 ring hob, electric oven, integrated microwave, tiled splash backs, vinyl flooring, heated towel rail and double glazed window to rear aspect

Sun Room

5.42m x 3.72m (17'10" x 12'2")

uPVC side entrance door, radiator, electric heater, space and plumbing for washing machine, space and plumbing for dishwasher and uPVC French doors

Bedroom 1

4.66m x 2.91m (15'4" x 9'6")

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

Bedroom 2

3.33m x 2.04m (10'11" x 6'8")

double glazed window to front aspect and radiator

Bedroom 3

2.25m x 5.38m (7'5" x 17'8")

double glazed windows to front and rear aspect and radiator

Shower Room

1.83m x 2.32m (6'0" x 7'7")

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

Gardens

occupying a generous plot with well maintained gardens. The front garden is mostly laid to lawn with mature hedges and shrubs. The rear garden is again mostly laid to lawn with planted shrubs, flowers and trees with paved patio seating area, summer house, greenhouse, a range of outbuildings and stunning field views

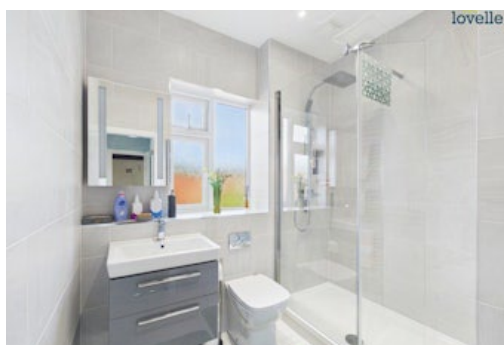
Driveway

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

Double Garage

5.59m x 5.15m (18'4" x 16'11")

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



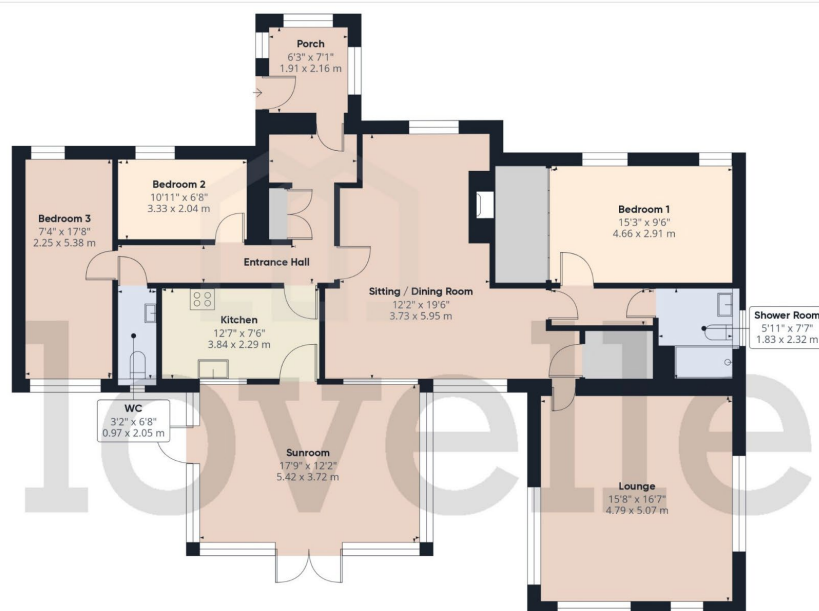


Agents Notes

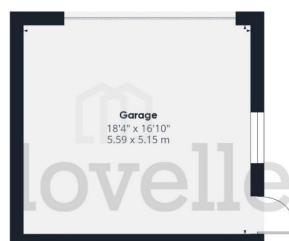
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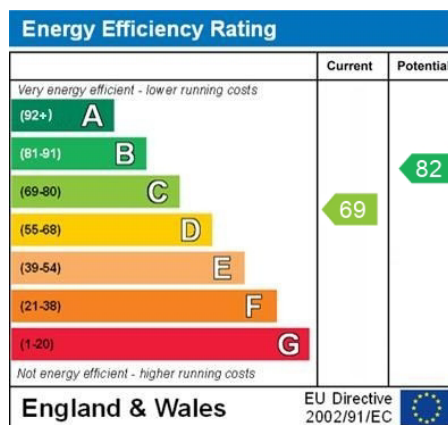
Ground Floor Building 1



Approximate total area[®]
1841.49 ft²
171.08 m²

(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.



When it comes to **property**
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