

Buy. Sell. Rent. Let.

lovelle



Wellesley Close, Market Rasen



2



1



2

When it comes to
property it must b


lovelle



£210,000



2 BEDROOM DETACHED BUNGALOW IN QUIET TOWN CENTRE LOCATION. Walking distance to local amenities this pleasant bungalow comprises porch, entrance hall, kitchen, lounge, conservatory, 2 bedrooms & wet room. Gardnes front and rear with driveway. NO ONWARD CHAIN

Key Features

- Detached Bungalow
- Popular Residential Location
- Close to Local Amenities
- Porch, Entrance Hall, Kitchen
- Lounge, Conservatory
- 2 Bedrooms & Wet Room
- EPC rating D
- Tenure: Freehold



lovelle



lovelle



lovelle



lovelle



lovelle



lovelle



lovelle



lovelle



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

1.06m x 1.33m (3'6" x 4'5")

uPVC front entrance door

Entrance Hall

2.76m x 0.93m (9'1" x 3'1")

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

Kitchen

2.68m x 3.25m (8'10" x 10'8")

a range of fitted wall and base units, space and plumbing for washing machine, stainless steel sink unit, space cooker, wall mounted gas boiler, radiator, space for fridge freezer, tiled splash backs, vinyl flooring and double glazed window to front aspect

Lounge

3.19m x 4.69m (10'6" x 15'5")

double glazed window to rear aspect, radiator and feature fire place

Conservatory

2.85m x 2.72m (9'5" x 8'11")

brick built base, radiator and double glazed door to rear garden

Bedroom 1

3.16m x 3.49m (10'5" x 11'6")

double glazed window to rear aspect, radiator and fitted wardrobes

Bedroom 2

2.7m x 2.09m (8'11" x 6'11")

double glazed window to front aspect and radiator

Wet Room

1.73m x 1.74m (5'8" x 5'8")

low level WC, pedestal hand wash basin, electric shower, splash backs, vinyl flooring, radiator and double glazed window to front aspect

Gardens

occupying a good sized plot with gardens front and rear, being mostly laid to lawn, with paved patio area and planted borders

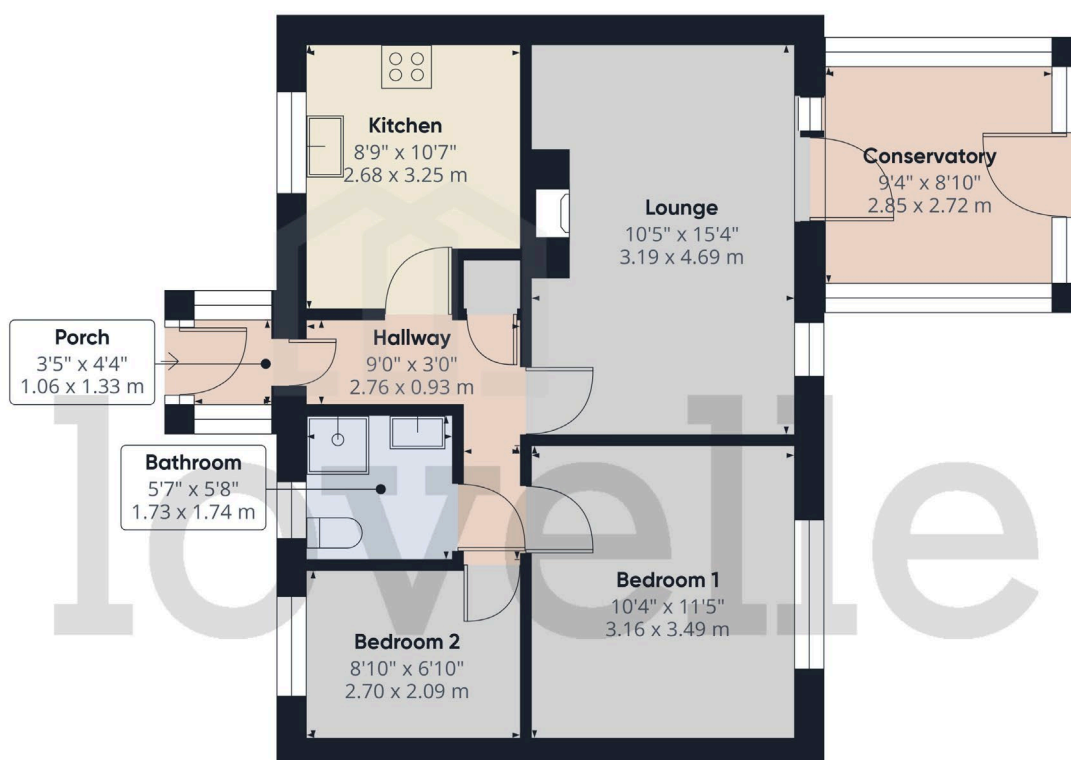
Driveway

providing off street parking

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

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.

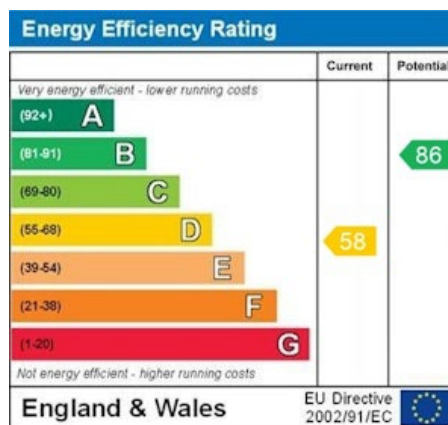


Approximate total area⁽¹⁾
622.91 ft²
57.87 m²

(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.



WWW.EPC4U.COM

When it comes to **property**
it must be



01673 844069

marketrasen@lovelle.co.uk