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Waverley Mews, Market Rasen



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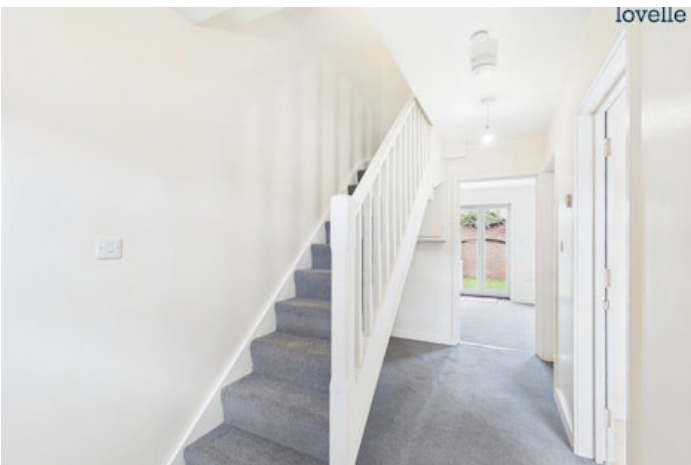
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£140,000



MODERN 2 BEDROOMED TERRACED HOUSE. Town centre location and close to local amenities, this **WELL PRESENTED** home offer spacious accommodation comprising entrance hall, lounge, WC, kitchen, 2 bedrooms and bathroom with garden to rear. **PERFECT FIRST TIME BUY / INVESTMENT. NO ONWARD CHAIN**

Key Features

- Modern Terraced House
- Town Centre Location
- Close to Local Amenities
- Perfect First Time Buy / Investment
- Recently Redecorated & New Carpets
- Entrance Hall, Kitchen, Lounge
- 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 Hall

4.17m x 1.9m (13'8" x 6'2")

double glazed entrance door, under floor heating and stairs to first floor accommodation

WC / Cloakroom

1m x 2.12m (3'4" x 7'0")

low level WC, hand wash basin, tiled splash backs, underfloor heating and tiled flooring

Kitchen

3.05m x 2.12m (10'0" x 7'0")

a range of fitted wall and base units, space and plumbing for washing machine, stainless steel sink unit, electric oven, 4 ring hob, space for fridge freezer, tiled splash backs, under floor heating and tiled flooring

Lounge

3.17m x 4.15m (10'5" x 13'7")

double glazed double doors to rear aspect, double glazed window to rear aspect and underfloor heating

Landing

2.41m x 1.12m (7'11" x 3'8")

roof void access and airing cupboard housing hot water cylinder

Bedroom 1

3.67m x 3.17m (12'0" x 10'5")

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

Bedroom 2

3.72m x 2.13m (12'2" x 7'0")

Velux window to rear aspect and radiator

Bathroom

2.48m x 1.96m (8'1" x 6'5")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, fully tiled splash backs, tiled flooring, radiator and Velux window to rear aspect

Garden

mostly laid to artificial turf and paved patio area

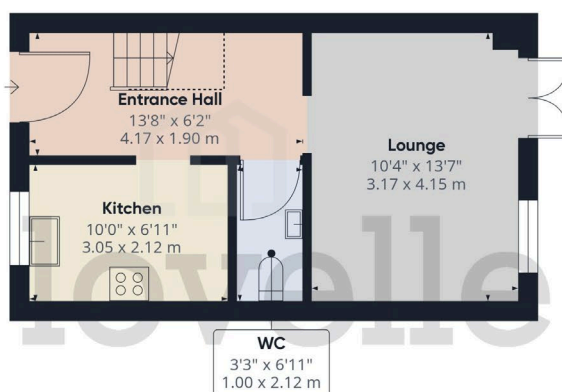
Parking

although there is no specific parking with the property, there are local car parks where you can purchase a permit close by

Agents Notes

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Ground Floor



Approximate total area⁽¹⁾

624.72 ft²
58.04 m²

Reduced headroom

12.82 ft²
1.19 m²

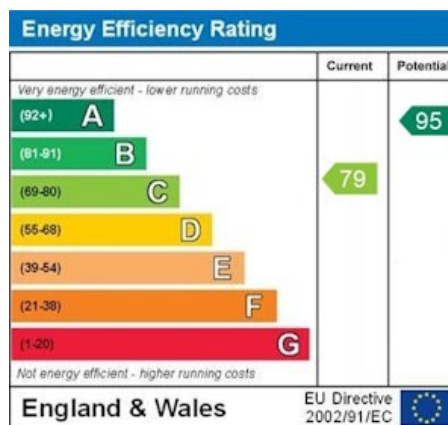
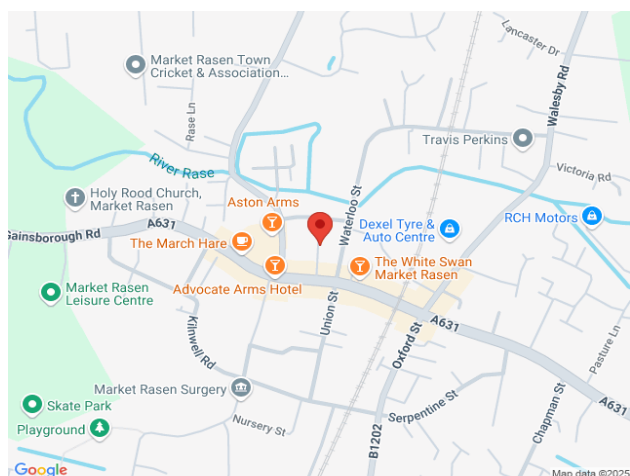
(1) Excluding balconies and terraces

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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