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The Furlongs, Market Rasen



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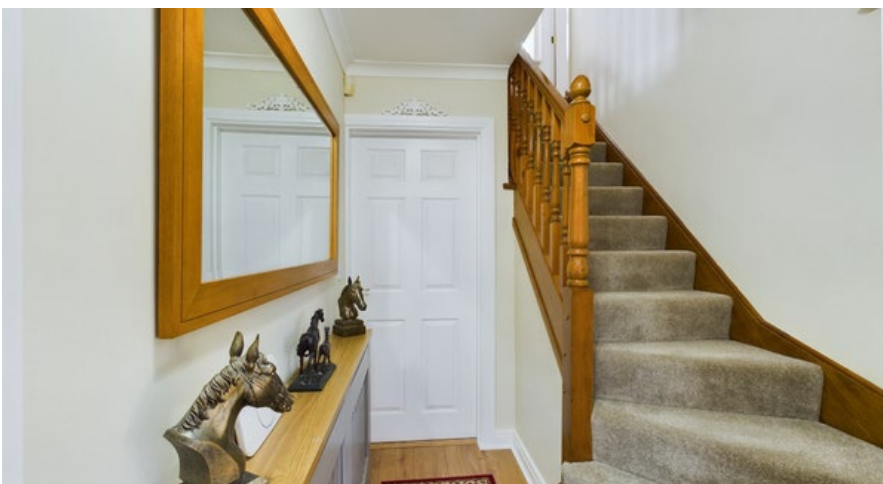
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When it comes to
property it must b

The Lovelle logo, featuring a stylized house icon above the word "lovelle" in a lowercase, sans-serif font.



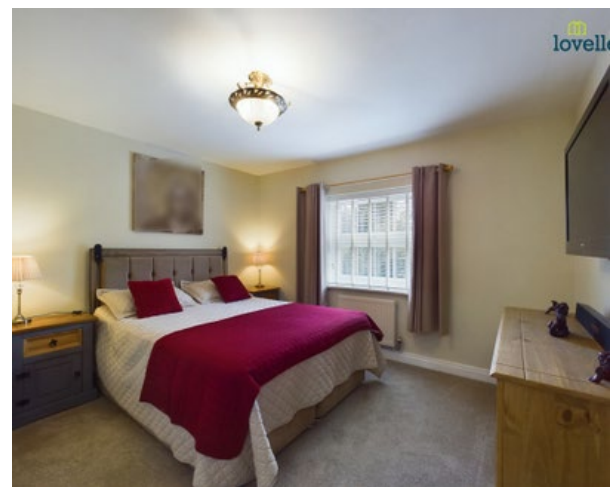
Offers Over £275,000



MODERN 4 BEDROOM DETACHED HOUSE - EXTREMELY POPULAR LOCATION* Spacious and very well presented , briefly comprising, porch, entrance hall, cloakroom / WC, lounge, dining room, kitchen, utility, 4 bedrooms, ensuite & family bathroom. Landscaped garden, driveway & single garage . VIEWING ESSENTIAL TO FULLY APPRECIATE

Key Features

- Modern Detached House
- Popular Residential Location
- Immaculately Presented Throughout
- Lots of Upgrades & Improvements
- Porch, Entrance Hall, Dining Room
- Kitchen, Utility, WC / Cloakroom
- 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.

Porch

1.34m x 0.66m (4'5" x 2'2")

double glazed entrance door and laminate flooring

Entrance Hall

1.3m x 3.01m (4'4" x 9'11")

radiator, laminate flooring and stairs to first floor accommodation

Dining Room

2.66m x 3.73m (8'8" x 12'2")

double glazed bay window to front aspect, radiator, laminate flooring and double doors to lounge

Lounge

3.63m x 4.74m (11'11" x 15'7")

double glazed window to side aspect, radiator, laminate flooring, feature fire place and uPVC French doors to conservatory

Conservatory

2.77m x 2.85m (9'1" x 9'5")

brick built base, laminate flooring, electric heater, new Thermotec roof and uPVC French doors to garden

Kitchen

2.4m x 3.77m (7'11" x 12'5")

a range of fitted wall and base units, space for fridge freezer, space and plumbing for dishwasher, stainless steel sink unit, 4 ring gas hob, electric oven, tiled splash backs, vinyl flooring and double glazed window to front aspect

Utility Room

2.39m x 1.89m (7'10" x 6'2")

a range of fitted wall and base units, space and plumbing for washing machine, space for tumble dryer, stainless steel sink unit, wall mounted gas boiler, tiled splash backs, vinyl flooring, radiator and double glazed entrance door

WC / Cloakroom

0.93m x 1.94m (3'1" x 6'5")

low level WC, vanity hand wash basin, tiled splash backs, vinyl flooring and double glazed window to rear aspect

Landing

1.96m x 3.84m (6'5" x 12'7")

double glazed window to rear aspect, roof void access and storage cupboard

Bedroom 1

3.63m x 3.32m (11'11" x 10'11")

double glazed window to front aspect and radiator

Ensuite

2.66m x 1.4m (8'8" x 4'7")

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

Bedroom 2

4.42m x 3.1m (14'6" x 10'2")

2 double glazed windows to front aspect and radiator

Bedroom 3

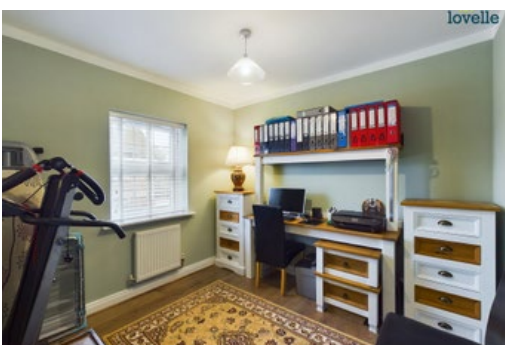
2.65m x 2.84m (8'8" x 9'4")

double glazed window to front aspect, radiator and laminate flooring

Bedroom 4 / Dressing Room

2.34m x 2.64m (7'8" x 8'8")

double glazed window to rear aspect, radiator, laminate flooring and fitted wardrobes





Bathroom

2.75m x 1.47m (9'0" x 4'10")

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

Gardens

with landscaped gardens, being mostly laid to lawn with paved patio area, metal pergola, greenhouse

Garage

2.8m x 5.21m (9'2" x 17'1")

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

Driveway

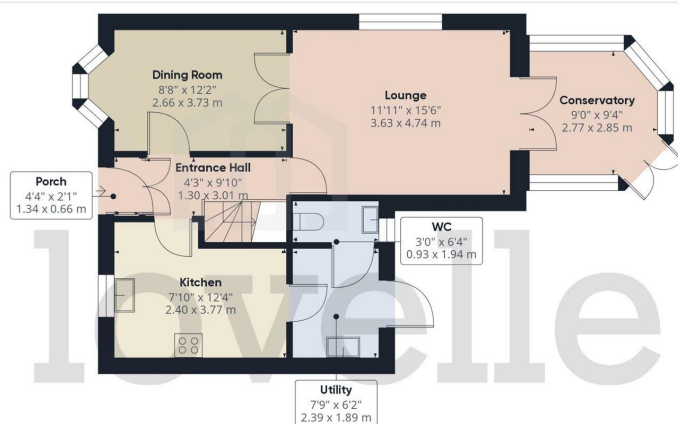
driveway to the front of the driveway providing off road parking

Agents Notes

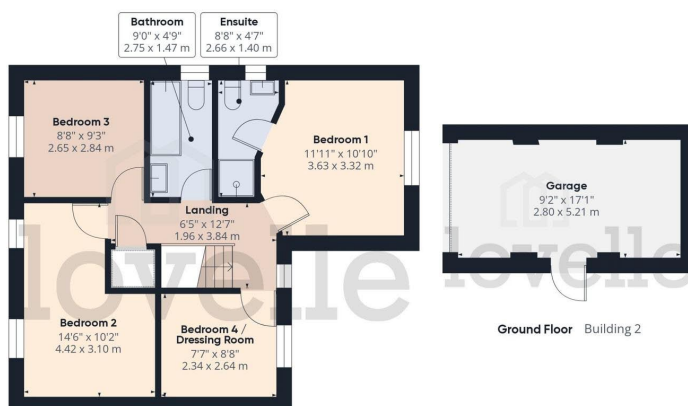
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Ground Floor Building 1



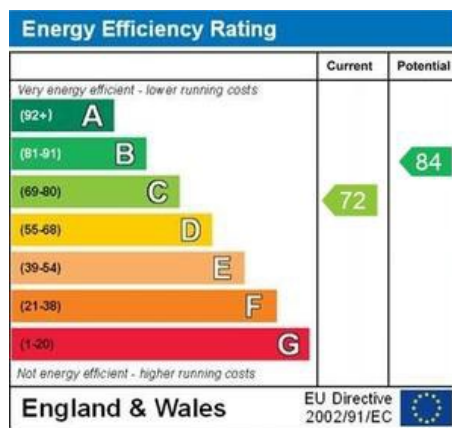
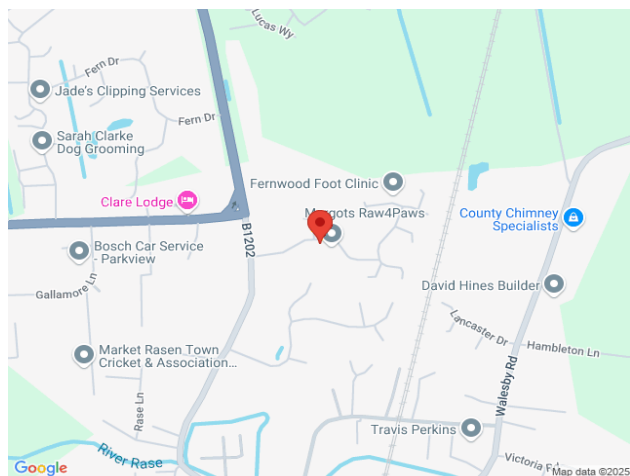
Ground Floor Building 2

Approximate total area⁽¹⁾
1299.11 ft²
120.69 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.



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01673 844069

marketrasen@lovelle.co.uk