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Walesby Road, Market Rasen



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£360,000



IMMACULATELY PRESENTED DETACHED BUNGALOW, Spacious accommodation comprising lounge, kitchen, living/dining room, 3 bedrooms, walk in wardrobe and bathroom. LANDSCAPED GARDENS, EXTENSIVE DRIVEWAY & Workshop / Garage. VIEWING ADVISED TO FULLY APPRECIATE

#### Key Features

- Renovated Detached Bungalow
- Extremely Popular Location
- Well Presented Throughout
- Spacious Accommodation
- Kitchen, Dining / Living Room, Lounge
- 3 Bedrooms, Walk-in Wardrobe & Bathroom
- EPC rating C
- Tenure: Freehold





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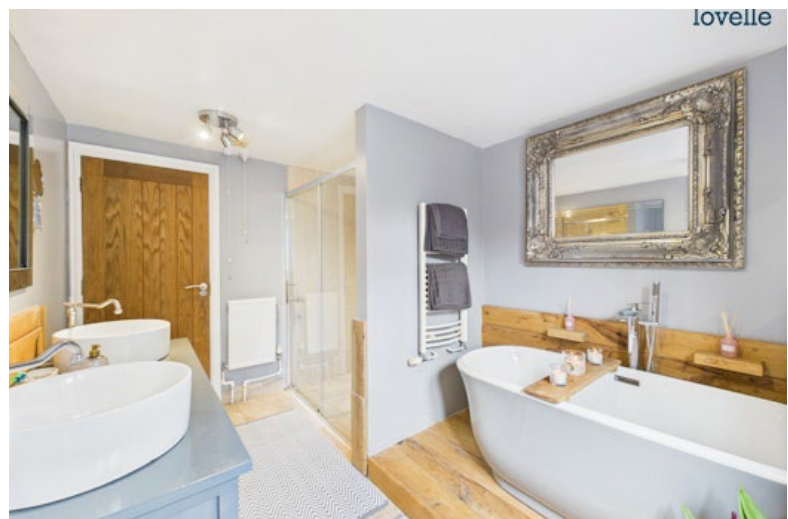
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## Situation

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

4.88m x 3.41m (16'0" x 11'2")

a range of fitted wall and base units, space for 'American' fridge freezer, ceramic sink unit, space and plumbing for dishwasher, space and plumbing for washing machine, tiled splash back, laminate flooring, radiator, 2 double glazed windows to side aspect and uPVC side entrance door

## Living / Dining Room

4.25m x 4.7m (13'11" x 15'5")

uPVC front entrance door, double glazed window to side aspect, double glazed window to front aspect, radiator, roof void access, feature fireplace and laminate flooring

## Lounge

4.28m x 4.37m (14'0" x 14'4")

double galzed bay window to front aspect, double glazed window to side aspect, radiator and feature fire place with log burner inset

## Hallway

5.95m x 1m (19'6" x 3'4")

roof void access

## Bedroom 1

2.93m x 4.4m (9'7" x 14'5")

vaulted ceiling, double glazed window to side aspect and radiator

## Walk in Wardrobe

1.31m x 3.42m (4'4" x 11'2")

double glazed window to side aspect and fitted storage

## Bedroom 2

2.99m x 3.29m (9'10" x 10'10")

double glazed window to side aspect and radiator

## Bedroom 3

2.93m x 3.27m (9'7" x 10'8")

uPVC entrance door, radiator and laminate flooring

## Bathroom

2.62m x 3.42m (8'7" x 11'2")

4 piece suite comprising low level WC, 'his&hers' vanity hand wash basin, freestanding bath, shower cubicle, splash backs, tiled flooring, heated towel rail and double glazed window to side aspect

## Gardens

being mostly laid to lawn, with planted shrubs, block paved seating area with external electricity points and timber shed

## Garage / Workshop

3.08m x 8.05m (10'1" x 26'5")

timber entrance doors, double glazed window to side aspect, wall mounted gas boiler, space for tumble dryer and tiled flooring

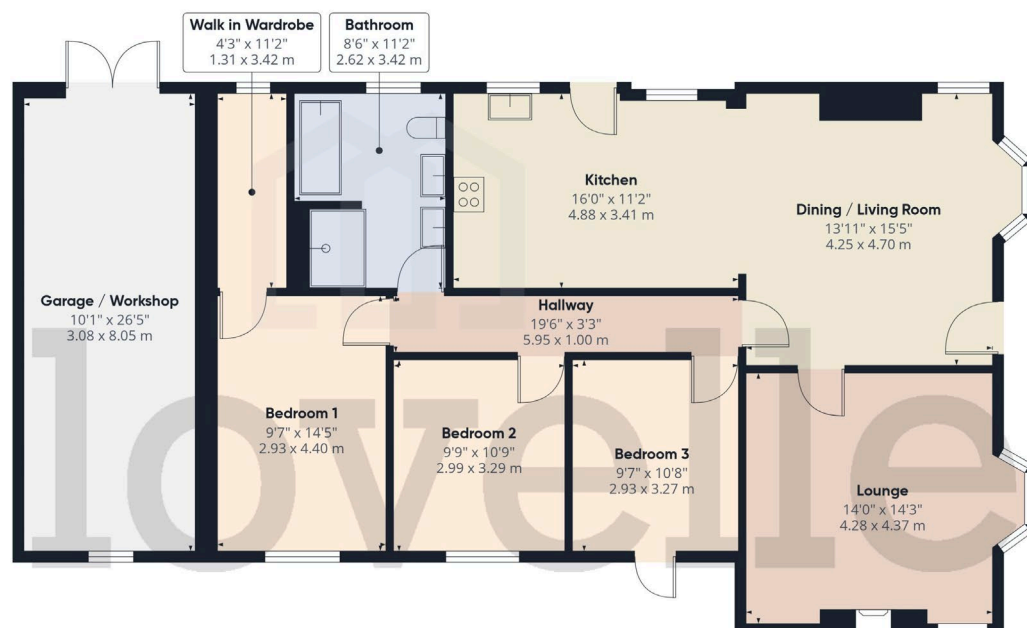
## Driveway

extensive driveway providing ample off road parking for a number of vehicles and a carport

## 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.

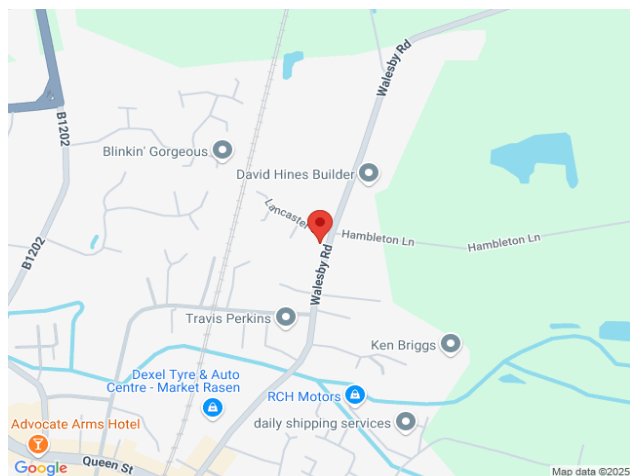
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Approximate total area<sup>®</sup>  
1428 ft<sup>2</sup>  
132.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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