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Legsby Road, Market Rasen



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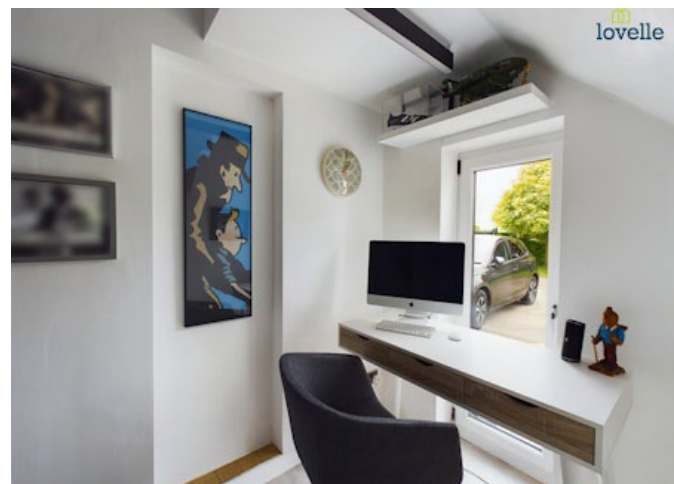
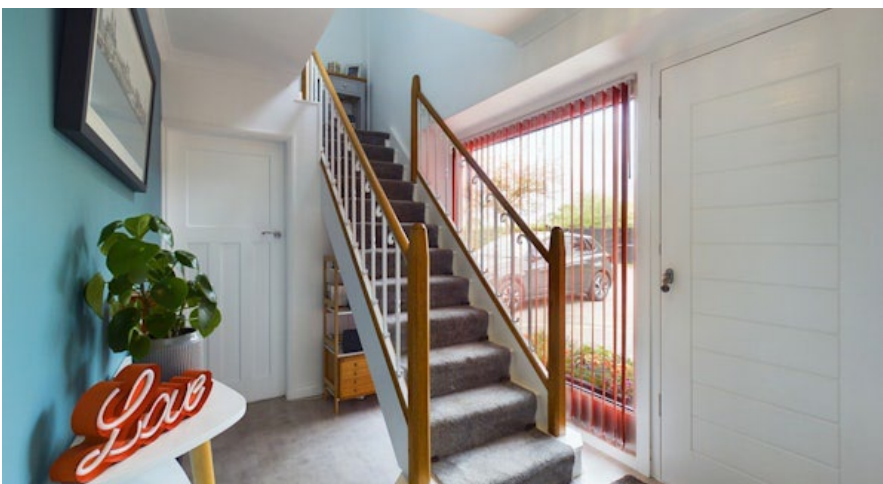
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When it comes to
property it must be


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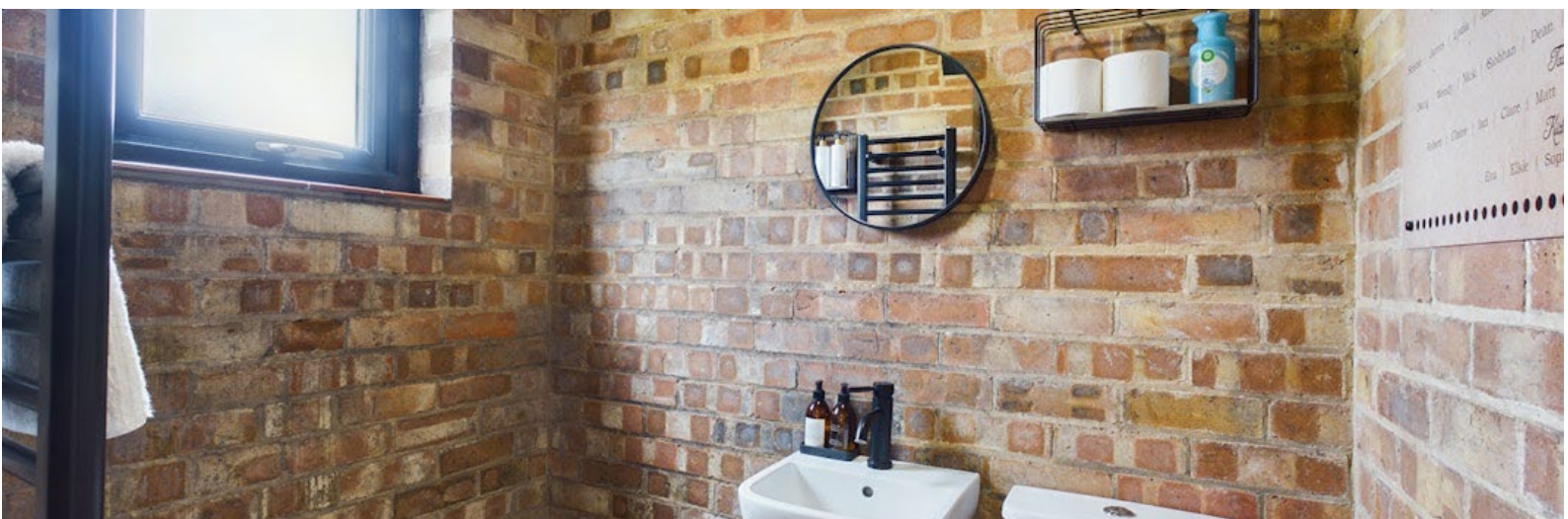
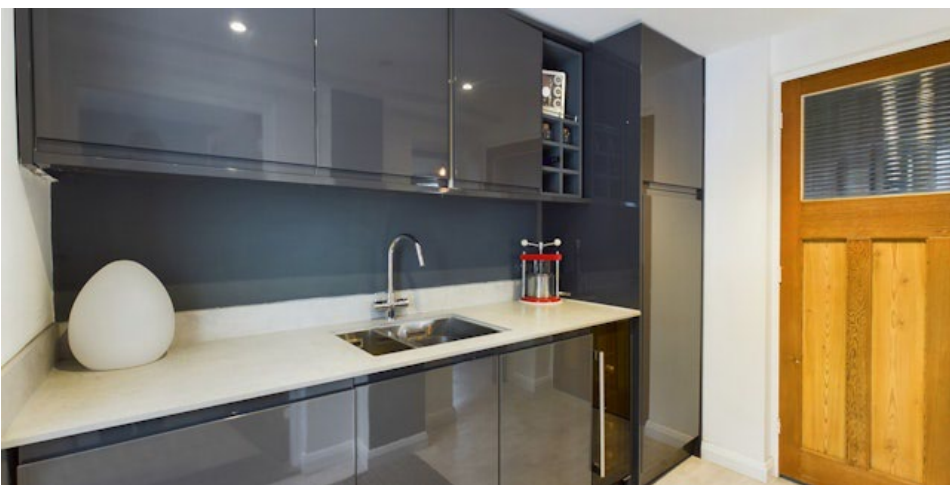
Offers Over £440,000



UNIQUE OPPORTUNITY to Aquire this FULLY RENOVATED detached family home. SUPERB LOCATION and IMMACULATELY PRESENTED THROUGHOUT. Offering Spacious & Flexible Accommodation, with GENEROUS GARDENS, Driveway & OPEN FIELD VIEWS. This will not fail to impress! BUSINESS / ANNEX POTENTIAL

Key Features

- Exceptional Detached House
- Renovated to a High Standard
- Superb Location
- Open Views of Fields & Racecourse
- Immaculately Presented
- Spacious & Flexible Accommodation
- EPC rating D
- Tenure: Freehold





Situation

Market Rasen town is popular with walkers and there are great routes and trails close by. 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. There is a police station, ambulance station, railway station, excellent schooling, doctor's surgery, good access to NHS dentists and a library. On top of all that, there is a racecourse the only one in Lincolnshire and a golf course. Market Rasen is approximately 16 miles from Lincoln City and 15 miles from the market town of Louth. There are regular bus services. There are regular trains from Market Rasen to Lincoln and several direct trains from Lincoln to London each day.

Entrance Hall

1.96m x 3.2m (6'5" x 10'6")

composite entrance door, double glazed window to front aspect, radiator, Karndean flooring and stair to first floor accommodation

Office

1.97m x 1.41m (6'6" x 4'7")

double glazed window to front aspect, radiator and Karndean flooring

Lounge

4.09m x 3.71m (13'5" x 12'2")

double glazed window to side aspect, uPVC French doors, radiator and feature fire place with inset log burner

Kitchen Diner

a range of modern fitted wall and base units, space for fridge freezer, sink, electric oven, 4 ring hob, integrated dishwasher, integrated fridge freezer, splash backs, Karndean flooring, radiator, double glazed window to rear aspect and Bi-fold doors to rear garden

Conservatory

3.12m x 3.49m (10'2" x 11'6")

Brick built base, tiled flooring, radiator and uPVC French doors to rear.

Utility Room

1.86m x 2.75m (6'1" x 9'0")

fitted wall and base units, stainless steel sink unit, integrated washing machine, splash backs, integrated wine cooler and uPVC entrance door, Karndean flooring. Could be utilised as an Annex bedroom or air 'bnb'

Snug / Bed 4

5.36m x 2.45m (17'7" x 8'0")

2 double glazed windows to side aspect, radiator, laminate flooring and uPVC French doors to front. Could be utilised as an Annex bedroom, business or air 'bnb'

Wet Room

1.91m x 1.36m (6'4" x 4'6")

low level WC, hand wash basin, 'drencher' shower, tiled flooring, heated towel rail and double glazed window to rear aspect. Could be utilised as an Annex bedroom or air 'bnb'

Landing

0.85m x 4.74m (2'10" x 15'7")

double glazed window to front aspect, roof void access, storage cupboard and access to balcony.

Bedroom 1

3.39m x 3.65m (11'1" x 12'0")

double glazed window to side aspect, radiator and 'Juliette' balcony

Ensuite

low level WC, vanity hand wash basin, freestanding bath, heated towel rail, tiled splash backs and double glazed window to rear aspect

Bedroom 2

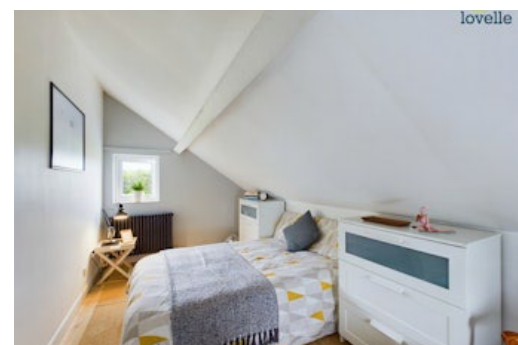
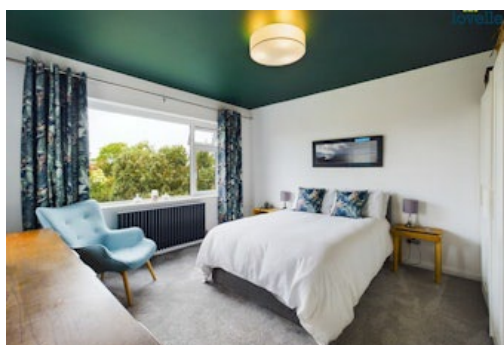
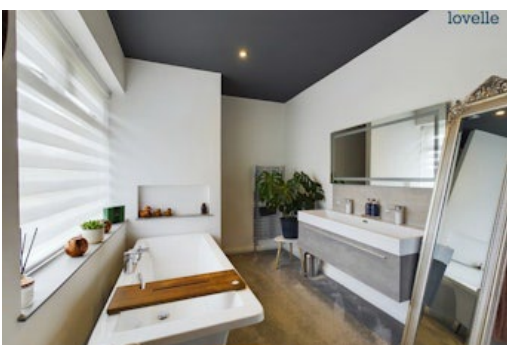
3.98m x 3.66m (13'1" x 12'0")

double glazed windows to front and side aspect and radiator

Bedroom 3

5.14m x 2.42m (16'11" x 7'11")

double glazed windows to front and rear aspect





Shower Room

2.33m x 1.79m (7'7" x 5'11")

low level WC, vanity hand wash basin, shower cubicle, heated towel rail, tiled splash backs, tiled flooring and double glazed window to rear aspect

Gardens

The property occupies a large and generous plot with attractive gardens to the front side and rear aspects. Mostly laid to lawn with mature plants, shrubs and trees. Lots of outside space for the whole family to enjoy including vegetable plots, generous seating areas, timber shed, greenhouse and timber summerhouse.

Driveway

electric gated entrance to a generous driveway providing ample off road parking for a number of vehicles

Business / Annex Potential

the Vendors have previously run a successful Cafe from the property emphasising on the business potential, but the space could also be used as a annex bedroom due to the ground floor shower room being close.

Agents Notes

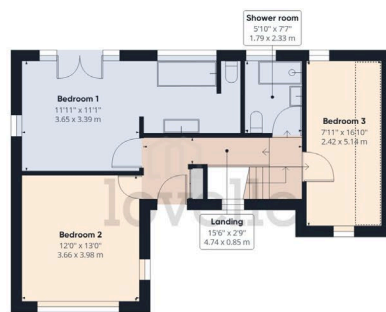
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Ground Floor



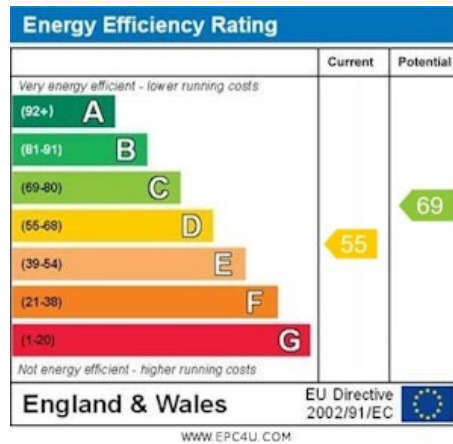
Approximate total area⁽¹⁾
1524.80 ft²
141.66 m²

Reduced headroom
59.76 ft²
5.55 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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