

Buy. Sell. Rent. Let.



Charlotte Close, Market Rasen



2



1



1

When it comes to
property it must b


lovelle



£195,000



Detached Bungalow in popular residential location. Offering spacious accommodation comprising entrance hall, lounge, kitchen diner, 2 double bedrooms & shower room. Gardens front and rear, garage and driveway. NO ONWARD CHAIN

Key Features

- Detached Bungalow
- Popular Residential Location
- Town Centre Location
- Close to Local Amenities
- Entrance Hall, Lounge, Kitchen Diner
- 2 Double Bedrooms & Shower Room
- EPC rating TBC
- Tenure: Freehold



Situation

Market Rasen is a small historic Market Town which boasts bustling streets, local shops selling local produce, friendly pubs and stunning surrounding countryside. Facilities are excellent and besides the town centre there's a police station, fire and ambulance stations, railway station, excellent schooling, doctor's surgery, good access to NHS dentists and a library. On top of all that, there's a racecourse the only one in Lincolnshire and a golf course, and a fair number of new residential developments which have brought in new residents to this pleasant corner of Lincolnshire. This bustling town has become increasingly popular with commuters, not only because of its easy road access but also because of its rail links to Grimsby & Lincoln which now has direct trains to London. Equally, because it's one of the western gateways to the Lincolnshire Wolds, you don't need to go far to find quiet roads, pleasant footpaths and beautiful countryside.

Entrance Hall

1.23m x 4.11m (4'0" x 13'6")

double glazed entrance door, radiator, roof void access and airing cupboard

Lounge

4.49m x 3.17m (14'8" x 10'5")

double glazed window to front aspect, radiator and gas fire

Kitchen Diner

3.92m x 3.17m (12'11" x 10'5")

a range of fitted base units, space and plumbing for washing machine, stainless steel sink unit, space for under counter fridge, electric oven, 4 ring hob, tiled splash backs, radiator and double glazed windows to front and side aspect

Bedroom 1

3.94m x 2.92m (12'11" x 9'7")

double glazed window to rear aspect and radiator

Bedroom 2

3.21m x 2.95m (10'6" x 9'8")

double glazed window to rear aspect and radiator

Shower Room

2.53m x 1.76m (8'4" x 5'10")

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

Gardens

occupying a good sized plot with gardens front and rear. The gardens are mostly laid to lawn, with timber shed and timber summerhouse

Garage

5.32m x 2.83m (17'6" x 9'4")

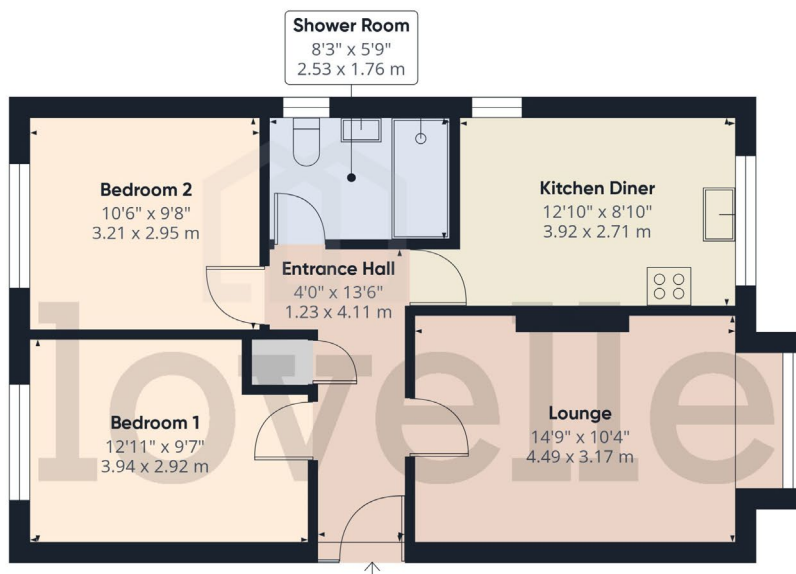
electric up and over door, power, lighting and window to rear aspect

Driveway

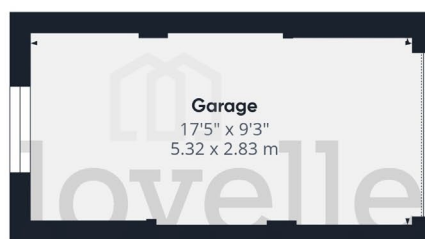
extensive driveway providing ample off road parking for a number of vehicles

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.



Ground Floor Building 1



Approximate total area[®]
772 ft²
71.8 m²

(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.



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



01673 844069

marketrasen@lovelle.co.uk