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Dear Street, Market Rasen



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property it must be


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Offers over £100,000



SPACIOUS SEMI DETACHED HOUSE, Town Centre location close to local amenities. Comprising Lounge, Dining Room, Kitchen, Conservatory, Ground Floor Bathroom & 2 Bedrooms. With Enclosed rear garden. NO ONWARD CHAIN

Key Features

- Spacious Semi Detached House
- Town Centre Location
- Close to Local Amenities
- Lounge, Dining Room
- Kitchen, Conservatory
- Ground Floor Bathroom
- EPC rating E
- 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.

Lounge

3.13m x 4.78m (10'4" x 15'8")

uPVC entrance door, double glazed window to front aspect, radiator, laminate flooring, feature fire place, stairs to first floor accommodation and storage under

Dining Room

2.22m x 4.21m (7'4" x 13'10")

radiator, laminate flooring and fitted storage

Kitchen

3.42m x 2.47m (11'2" x 8'1")

a range of fitted wall and base units, stainless steel sink unit, space and plumbing for washing machine, space for fridge freezer, wall mounted gas boiler, tiled splash backs, tiled flooring, radiator and double glazed window to side aspect

Utility

2.71m x 1.59m (8'11" x 5'2")

fitted base units, tiled flooring and uPVC entrance door

Ground Floor Bathroom

1.71m x 2.45m (5'7" x 8'0")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, fully tiled splash backs, vinyl flooring, heated towel rail and double glazed window to rear aspect

Landing

1m x 0.8m (3'4" x 2'7")

Bedroom 1

3.13m x 3.5m (10'4" x 11'6")

double glazed window to front aspect, radiator and fitted storage

Bedroom 2

2.22m x 4.69m (7'4" x 15'5")

double glazed window to rear aspect and radiator

Gardens

well maintained garden to rear being mostly laid to lawn with paved patio seating area and flower bed

Workshop

2.72m x 2.65m (8'11" x 8'8")

uPVC entrance door and fitted storage

Store Room

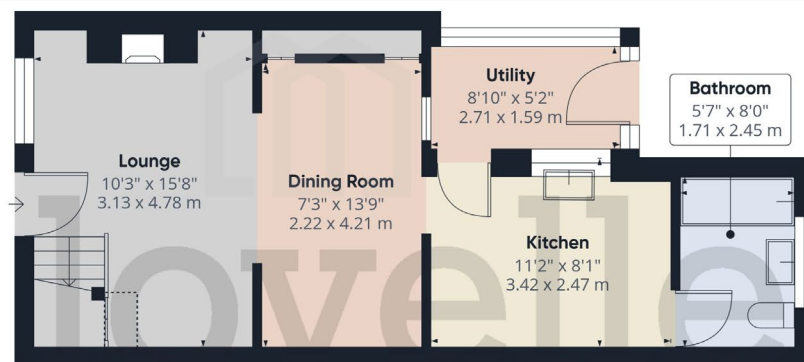
3.68m x 1.92m (12'1" x 6'4")

uPVC entrance door

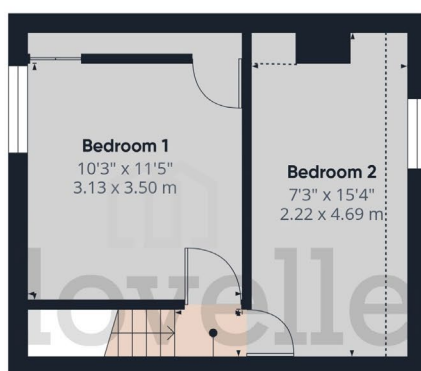
Agents Notes

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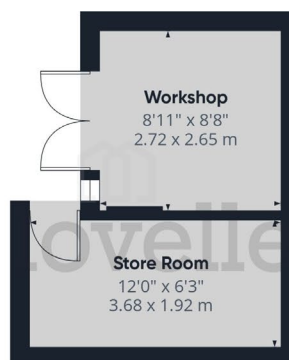
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Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

855 ft²
79.4 m²

Reduced headroom

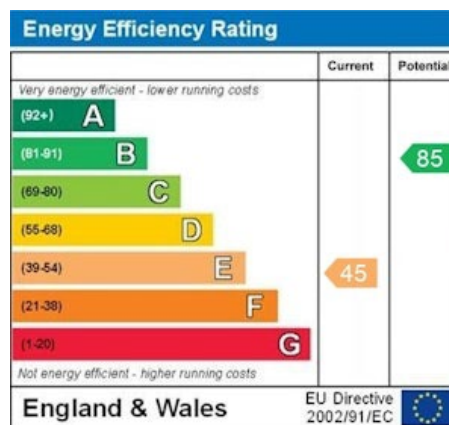
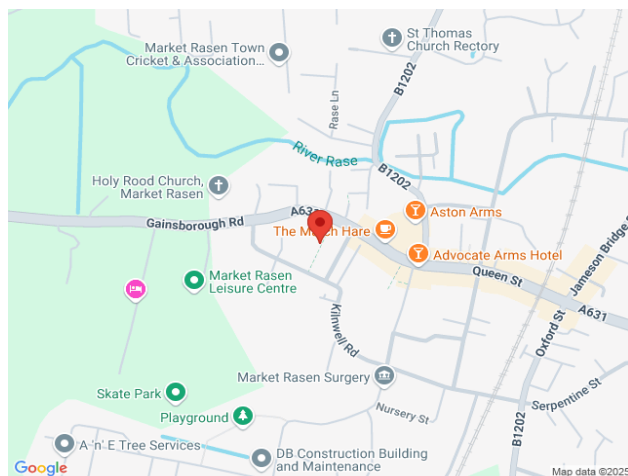
19 ft²
1.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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01673 844069

marketrasen@lovelle.co.uk