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Cedar Close, Market Rasen



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£110,000



EXCLUSIVE SMALL DEVELOPMENT - OVER 55'S Specifically designed for retirement, this niche development offers a sense of community for the over 55's. Impeccably well presented, 2 bedroom bungalow. Close to shops & amenities. NO ONWARD CHAIN

Key Features

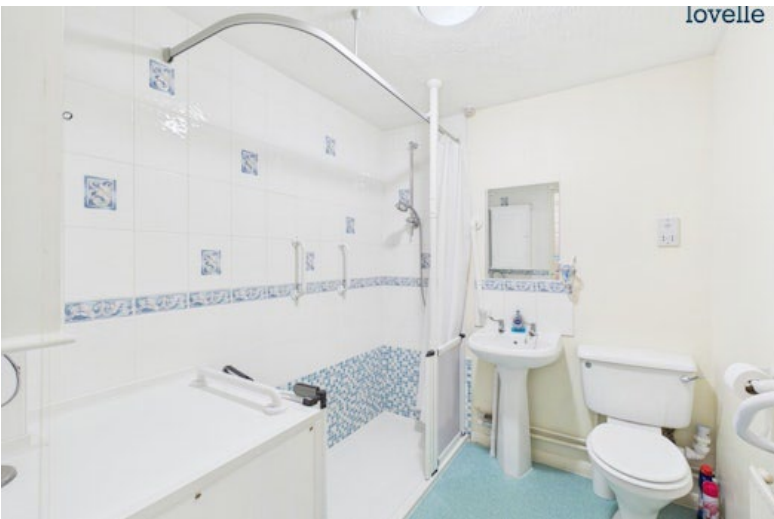
- Exclusive Development for Over 55's
- Lovely Community Development
- End Terrace Bungalow
- Well Presented Throughout
- Spacious & Flexible Accommodation
- Entrance Hall, Lounge, Kitchen
- EPC rating TBC
- Tenure: Leasehold



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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.

Entrance Porch

1.03m x 1.22m (3'5" x 4'0")

double glazed entrance door and radiator

Lounge

5.05m x 3.91m (16'7" x 12'10")

double glazed bay window to front aspect, radiator and feature fireplace

Kitchen

3.57m x 2.33m (11'8" x 7'7")

a range of fitted wall and base units, pantry cupboard, space and plumbing for washing machine, sink unit, space for cooker, space for undercounter fridge, radiator, tiled splash backs, vinyl flooring and double glazed window to front aspect

Hallway

1.63m x 0.99m (5'4" x 3'2")

roof void access and storage cupboard

Bedroom 1

3.2m x 2.98m (10'6" x 9'10")

double glazed window to rear aspect, radiator and fitted wardrobes

Bedroom 2 / Dining Room

1.9m x 3.28m (6'2" x 10'10")

uPVC entrance door, radiator and vinyl flooring

Shower Room

2.03m x 2.35m (6'8" x 7'8")

3 piece suite comprising low level WC, pedestal hand wash basin, walk in shower cubicle, tiled splash backs, radiator, tiled flooring and airing cupboard housing hot water cylinder

Gardens

The property benefits from well maintained gardens to both the front and rear of the property. The front garden is mostly laid to lawn with planted shrubs. The rear garden is again mostly laid to lawn with planted shrubs plants and trees and a paved patio area.

Parking

There is residential parking to the front of the property.

Development Fees

We have been informed by the current owner that there is a monthly fee of £151.23 payable to Sanctuary Housing Association. This fee covers the Emergency phone line, Buildings Insurance, Window Cleaning, Gardening, and external repairs when required.

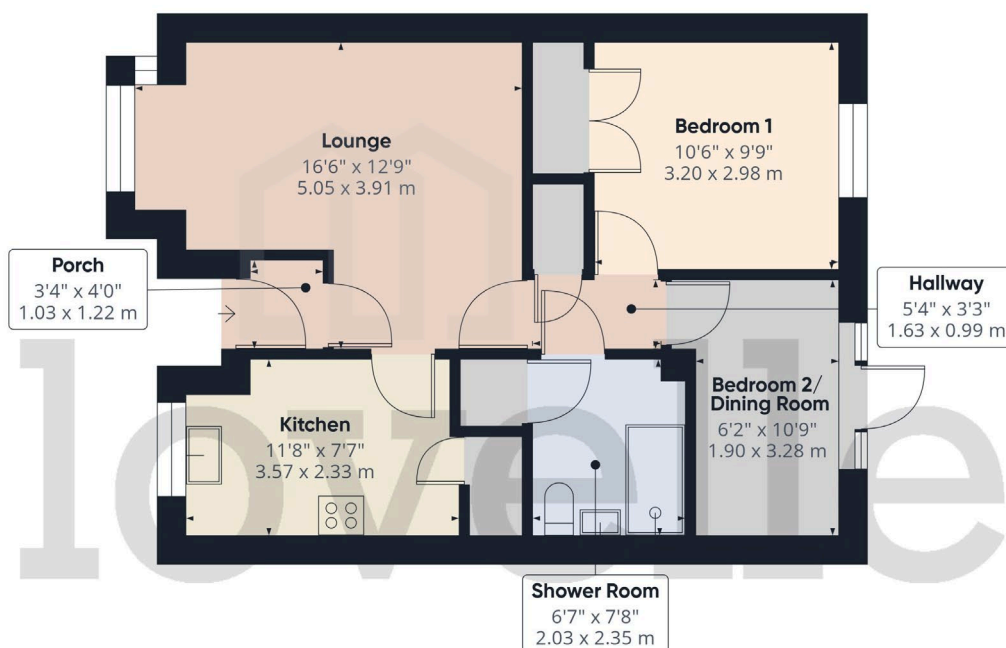
Leasehold Information

99 Year Lease from 04/10/1999 - 01/01/2096 - 71 Years Remaining.

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.

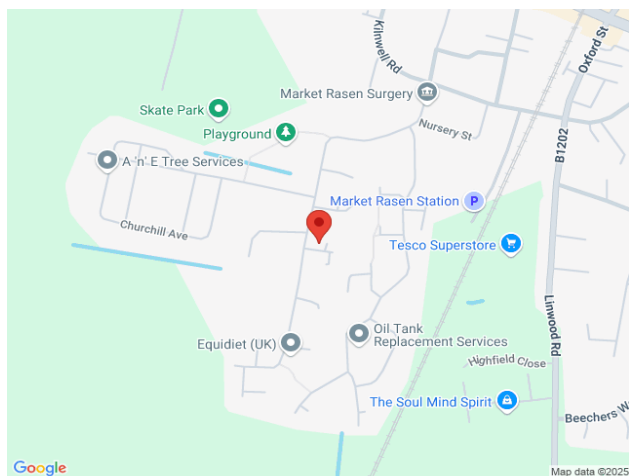
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Approximate total area^m
561 ft²
52 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
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01673 844069

marketrasen@lovelle.co.uk