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Dear Street, Market Rasen



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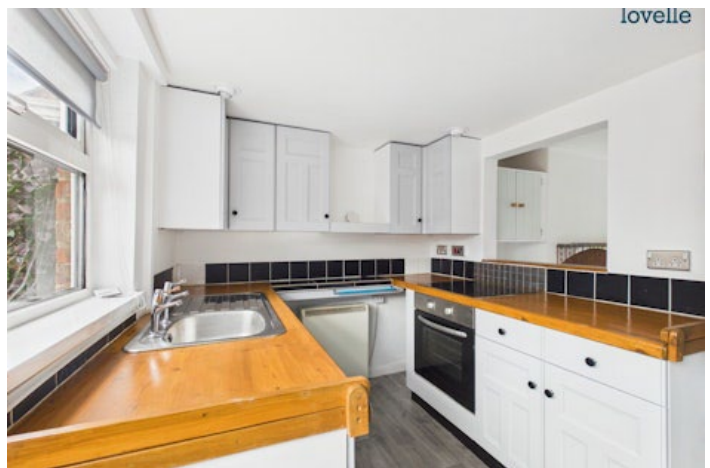
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£120,000



RECENTLY RENOVATED 2 Bedroom Semi Detached Cottage. Town Centre location and close to local amenities. Comprising Lounge Diner, Kitchen, 2 Bedrooms, Dressing Room & Shower Room. Generous Rear Garden & Outbuildings. Ideal FTB / Investment.
NO ONWARD CHAIN

Key Features

- Semi Detached Cottage
- Recently Renovated
- Town Centre Location
- Close to Local Amenities
- Lounge Diner, Kitchen
- 2 Bedrooms, Shower Room, Dressing Room
- 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 Diner

3.02m x 3.61m (9'11" x 11'10")

composite entrance door, double glazed window to front aspect, electric heater and feature fireplace

Kitchen

2.23m x 2.93m (7'4" x 9'7")

a range of fitted wall and base units, stainless steel sink unit, space and plumbing for washing machine, electric heater, electric oven, 4 ring hob, stairs to first floor accommodation, double glazed window to rear aspect and uPVC rear entrance door

Landing

0.59m x 0.82m (1'11" x 2'8")

double glazed window to rear aspect

Bedroom 1

3.05m x 2.94m (10'0" x 9'7")

double glazed window to front aspect, electric heater and fitted storage

Bedroom 2

2.24m x 2.89m (7'4" x 9'6")

double glazed window to rear aspect and electric heater

Dressing Room

2.28m x 0.92m (7'6" x 3'0")

double glazed window to rear aspect

Shower Room

2.96m x 1.08m (9'8" x 3'6")

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

Gardens

the property benefits from a generous rear garden being mostly laid to lawn with paved patio area

Outbuildings

3.5m x 2.67m (11'6" x 8'10")

brick built outbuildings providing excellent potential for a home office or storage

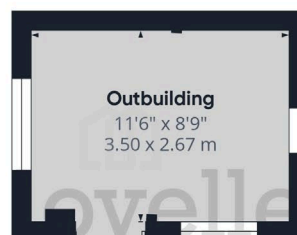
Agents Notes

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Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

544 ft²
50.5 m²

Reduced headroom

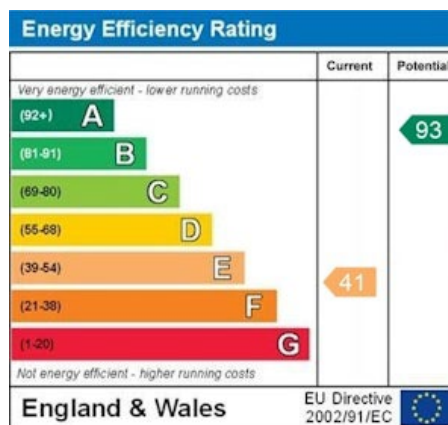
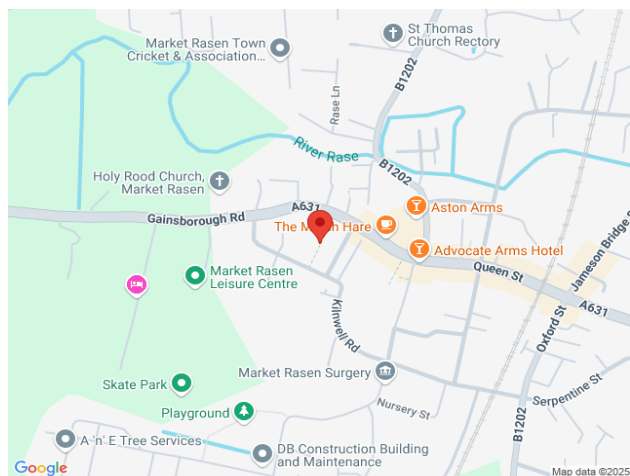
19 ft²
1.8 m²

(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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