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King Street, Market Rasen



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£110,000



UNIQUE GRADE II LISTED END TERRACE COTTAGE. Town Centre location, close to local amenities. Full of character and charm. Spacious accommodation comprising kitchen diner, lounge, 1 double bedroom and bathroom with allocated parking.

NO ONWARD CHAIN

#### Key Features

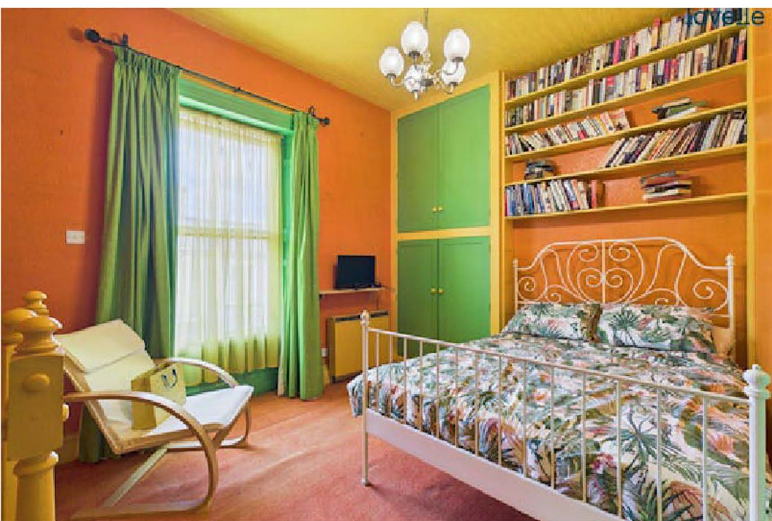
- Character End Terrace Cottage
- Town Centre Location
- Close to Local Amenities
- Kitchen Diner, Lounge
- 1 Bedroom, Dressing Area & Bathroom
- Allocated Parking Space
- EPC rating Exempt
- Tenure: Freehold



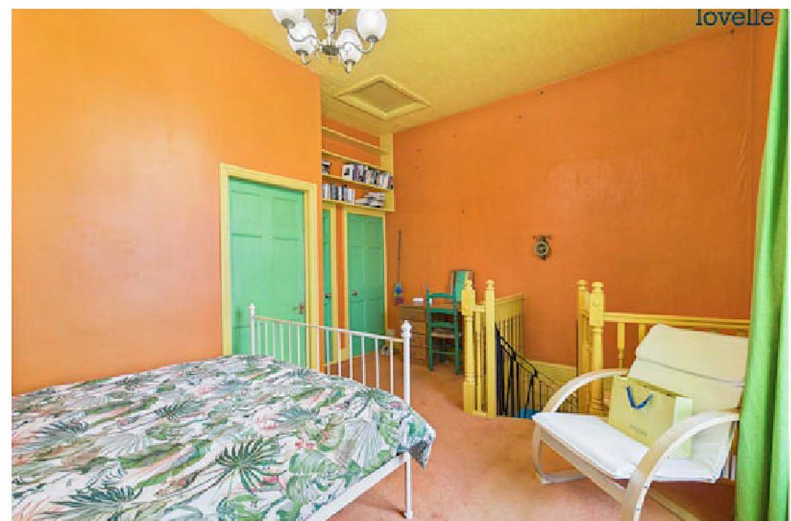
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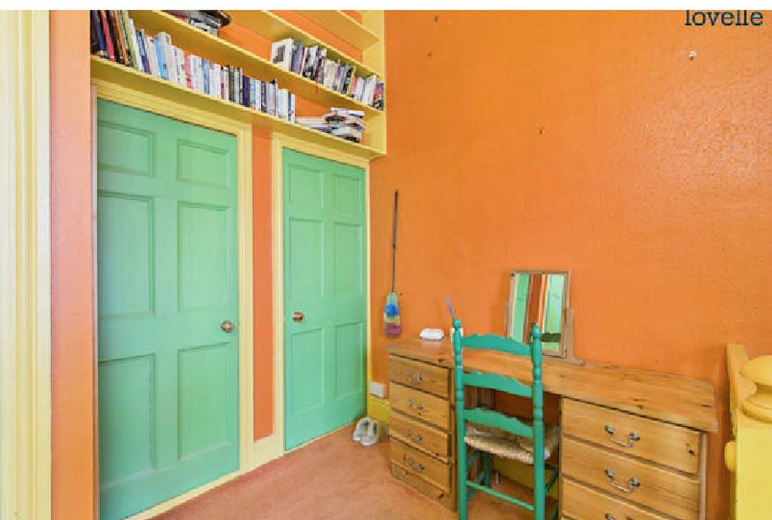
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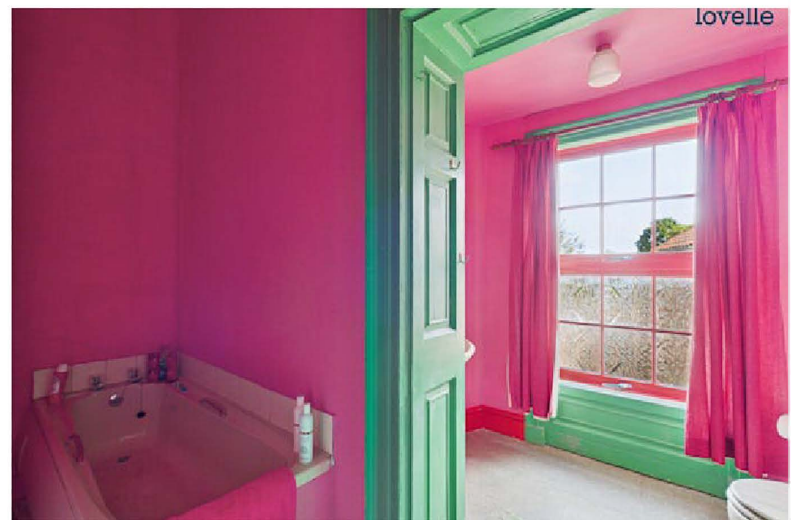
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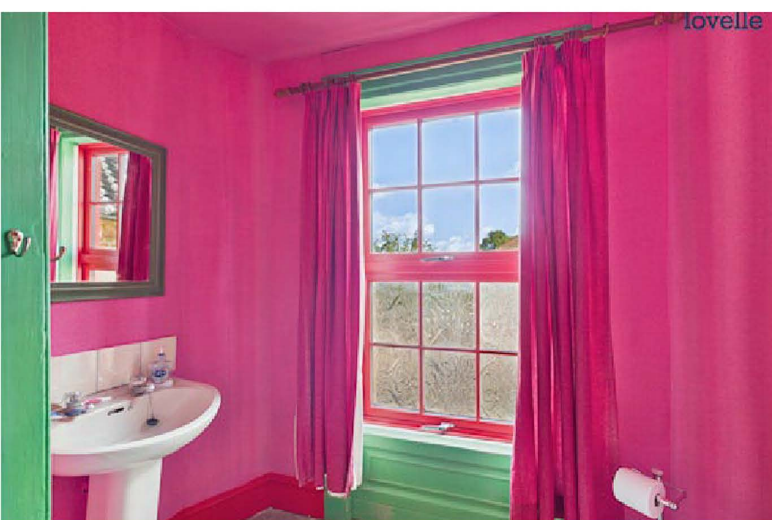
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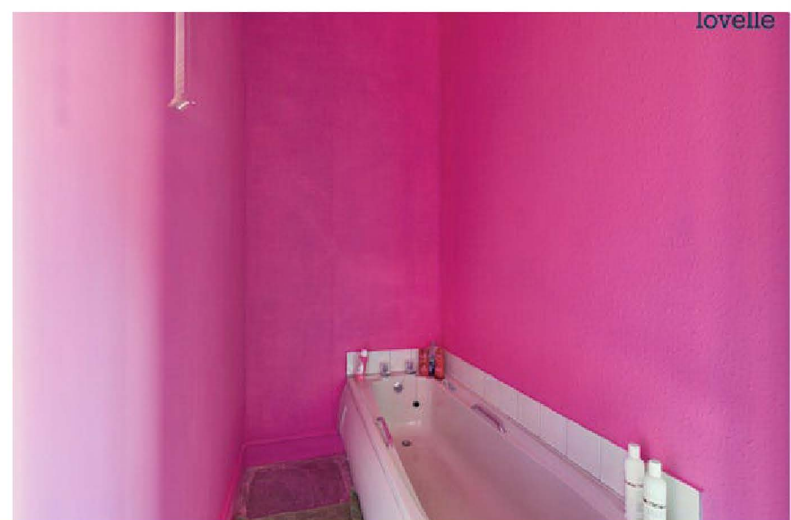
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## Situation

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.

## Kitchen Diner

4.1m x 2.73m (13'6" x 9'0")

a range of fitted wall and base units, space for under counter fridge, space for cooker, space and plumbing for washing machine, sink unit, electric heater, vinyl flooring, timber entrance door and glazed window to front aspect with secondary glazing

## Lounge

4.54m x 3.26m (14'11" x 10'8")

glazed window to rear aspect with secondary glazing, 2 electric heaters, feature fire place and spiral staircase to first floor accommodation

## Bedroom

4.73m x 3.2m (15'6" x 10'6")

glazed window to rear aspect with secondary glazing, electric heater and fitted wardrobe

## Dressing Area

fitted wardrobe, airing cupboard housing hot water cylinder and roof void access

## Bathroom

3.06m x 1.33m (10'0" x 4'5")

panelled bath, tiled splash backs, tiled flooring and heated towel rail

## WC

2.24m x 1.19m (7'4" x 3'11")

low level WC, pedestal hand wash basin, tiled splash backs and double glazed window to front aspect

## Outside

paved pathway to front entrance door with flower beds

## Parking

block paved allocated parking situated at the end of a private no through lane

## Services

the property currently has electric storage heaters, however the Vendor has notified us that there is a gas pipe available.

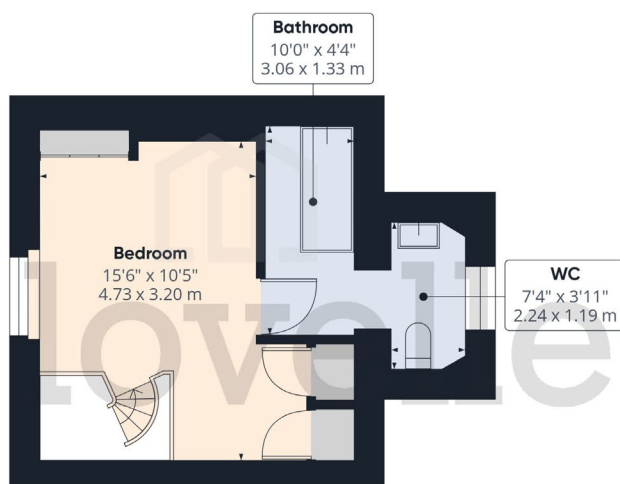
## Agents Notes

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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.



Floor 1



Approximate total area<sup>(1)</sup>

533 ft<sup>2</sup>  
49.8 m<sup>2</sup>

Reduced headroom

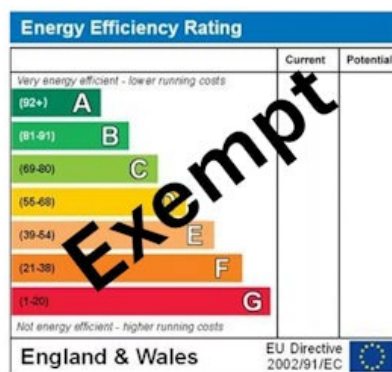
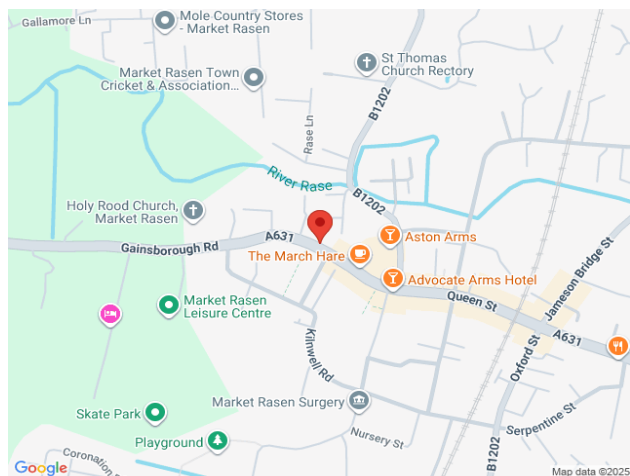
15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(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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