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De Aston Fields, Market Rasen



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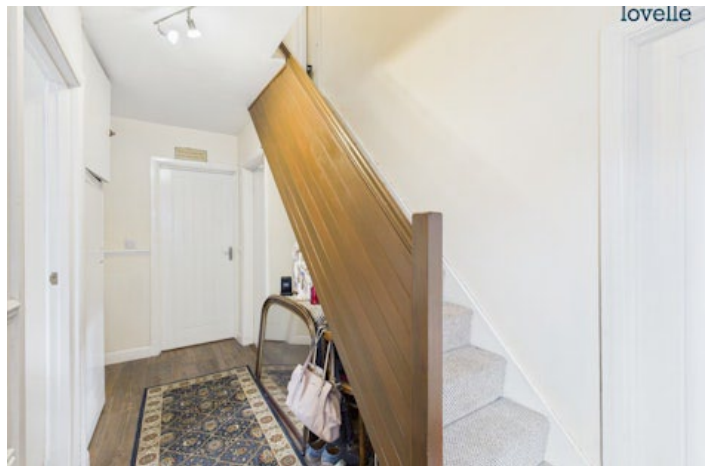
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When it comes to
property it must be


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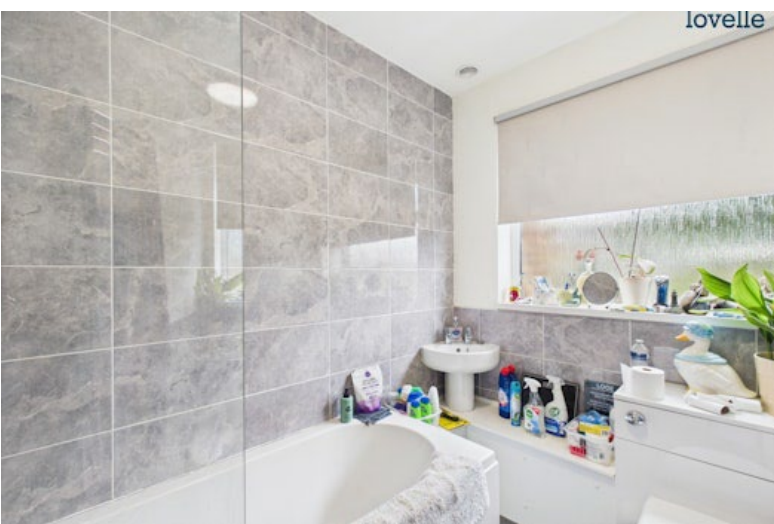
Offers In the Region Of £210,000



SPACIOUS 3 BED SEMI DETACHED - POPULAR LOCATION The accommodation briefly comprises, entrance hall, kitchen, lounge, dining room, ground floor bedroom 3, ground floor bathroom, 2 further bedrooms. Generous plot, gardens front & rear, driveway & double garage. **VIEWING ADVISED**

Key Features

- Superb Semi Detached Home
- Popular Location
- Spacious Accommodation
- Entrance Hall, Lounge, Dining Room
- Kitchen, Bedroom, Bathroom
- 1st Floor - 2 Further Bedrooms
- EPC rating D
- 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.

Entrance Hall

4.2m x 1.2m (13'10" x 3'11")

uPVC front entrance door, radiator, storage cupboards, vinyl flooring and stairs to first floor accommodation

Lounge

3.65m x 4.85m (12'0" x 15'11")

double glazed window to front aspect, radiator and feature fireplace with inset electric fire

Dining Room

2.49m x 4.29m (8'2" x 14'1")

double glazed window to rear aspect and radiator

Kitchen

2.47m x 3.99m (8'1" x 13'1")

a range of fitted wall and base units, integrated fridge freezer, 4 ring gas hob, double electric oven, integrated dishwasher, integrated washing machine, stainless steel sink unit, tiled splash backs, vinyl flooring, radiator, brand new wall mounted gas boiler, double glazed window to rear aspect and uPVC rear entrance door

Ground Floor Bedroom 3

3.06m x 3.05m (10'0" x 10'0")

double glazed window to front aspect and radiator

Ground Floor Bathroom

1.7m x 2.46m (5'7" x 8'1")

3 piece suite comprising low level WC, pedestal hand wash basin, 'p' shaped bath with mixer shower over, tiled splash backs, tiled flooring, heated towel rail and double glazed window to rear aspect.

Landing

1.08m x 2.07m (3'6" x 6'10")

Bedroom 1

2.59m x 4.18m (8'6" x 13'8")

double glazed window to rear aspect and radiator

Bedroom 2

4.23m x 2.45m (13'11" x 8'0")

double glazed window to rear aspect, radiator, storage cupboard and access to eaves.

Dressing Room

4.13m x 0.93m (13'6" x 3'1")

storage space used as a dressing room with access to eaves

Gardens

The property occupies a generous plot with gardens front and rear. The front garden is mostly laid to lawn with planted borders. The rear garden is again mostly laid to lawn with paved patio area, raised decking, pond, summerhouse and various plants, shrubs and trees.

Double Garage

3.28m x 5.27m (10'10" x 17'4")

double timber entrance doors, window to side aspect , power and lighting

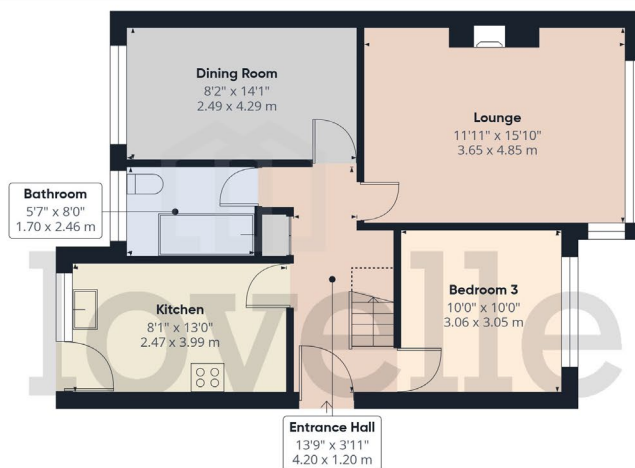
Driveway

generous gravelled driveway providing ample off road parking for a number of vehicles

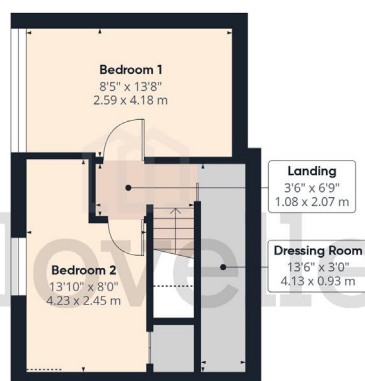
Agents Notes

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Ground Floor



Approximate total area⁽¹⁾

934 ft²
86.7 m²

Reduced headroom

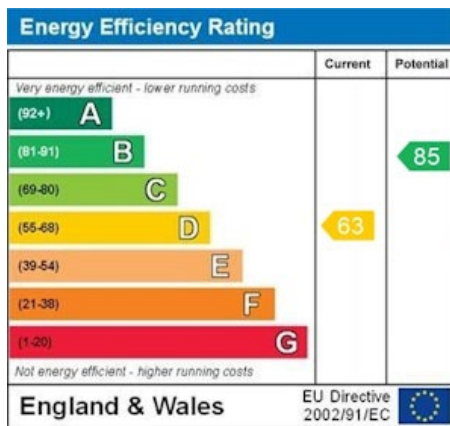
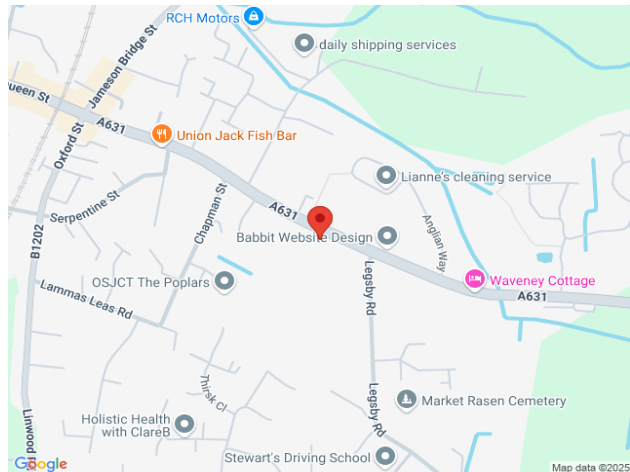
10 ft²
1 m²

(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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