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King Street, Market Rasen



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property it must b


lovelle



£160,000



STUNNING GRADE II LISTED TOWN HOUSE. Town Centre Location and close to local amenities, this well presented character home offers spacious accommodation comprising Lounge, Kitchen Diner, 2 Double Bedrooms & Bathroom, with private south facing walled garden. VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- Immaculately Presented Cottage
- Full of Character & Charm
- Grade II Listed Building
- Town Centre Location
- Close to Local Amenities
- Lounge, Kitchen Diner
- EPC rating Exempt
- 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 Passage

the property is accessed via a shared cobbled passageway

Lounge

3.88m x 4.03m (12'8" x 13'2")

entrance door, glazed window to front aspect with secondary glazing, radiator and feature fireplace with log burner inset

Kitchen Diner

2.81m x 3.15m (9'2" x 10'4")

a range of fitted bespoke wall and base units, stainless steel sink unit, integrated dishwasher, integrated washing machine, electric oven, 4 ring induction hob, pantry cupboard with space for fridge and freezer, tiled splash backs, radiator, vinyl flooring, stairs to first floor accommodation, window to rear aspect and glazed rear entrance door

Landing 1

1m x 3.12m (3'4" x 10'2")

window to rear aspect, radiator and stairs to second floor accommodation

Bedroom 1

3.84m x 3.55m (12'7" x 11'7")

glazed window to front aspect with secondary glazing, radiator, feature fire place with open fire inset and fitted storage

Bathroom

1.71m x 3.05m (5'7" x 10'0")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with mixer shower over, fully tiled splash backs, vinyl flooring and heated towel rail

Landing

0.82m x 0.54m (2'8" x 1'10")

Bedroom 2

3.62m x 3.49m (11'11" x 11'6")

glazed window to front aspect with secondary glazing, radiator, roof void access and fitted storage

Attic Room

currently used as storage, with wall mounted gas boiler. Potential for development (subject to planning permission)

Garden

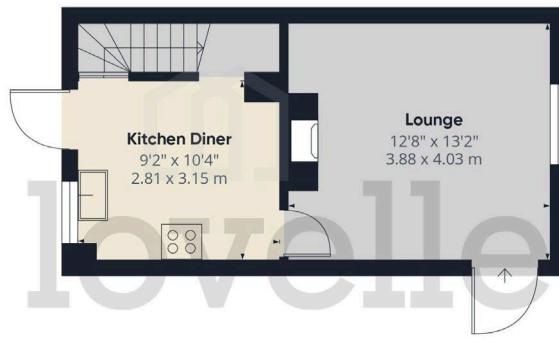
private south facing walled gardens having paved patio seating area, gravelled path, extensive planted borders and timber shed

Agents Notes

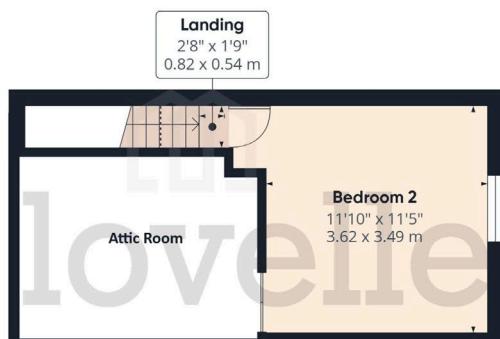
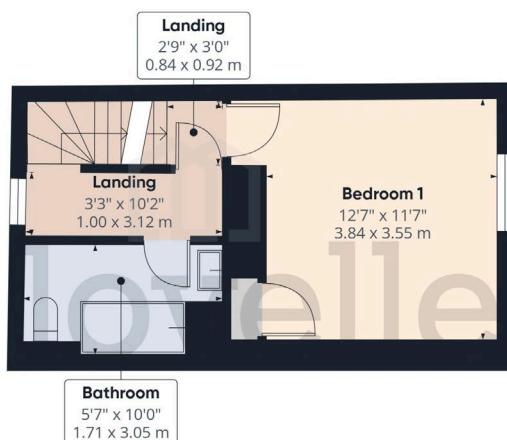
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Ground Floor



Floor 2



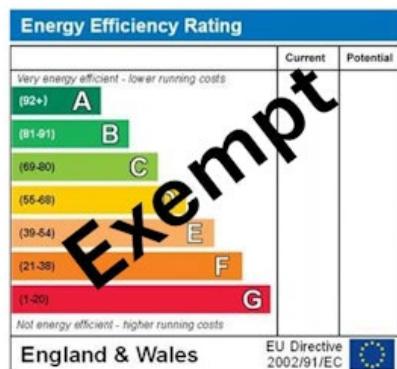
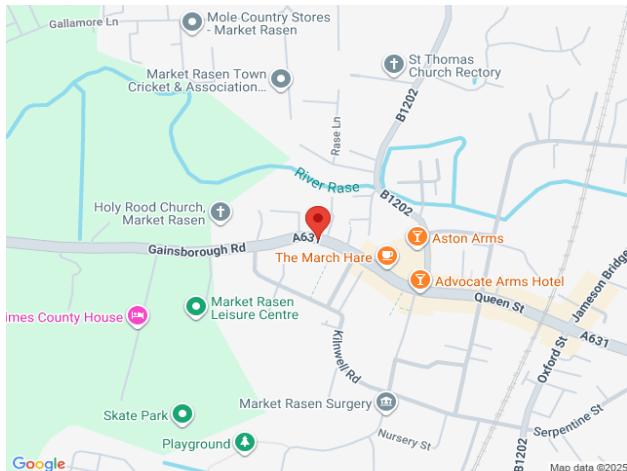
Approximate total area⁽¹⁾

672 ft²
62.4 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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