

Buy. Sell. Rent. Let.



Southwold Road, Market Rasen



4



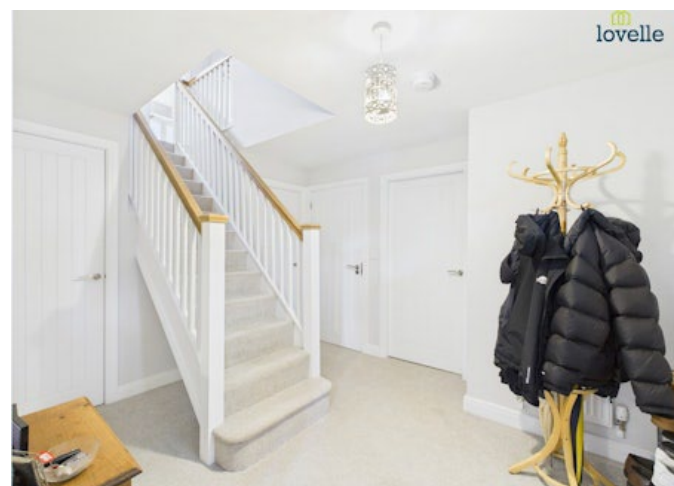
2



2

When it comes to
property it must be


lovelle



£359,950



STUNNING DETACHED FAMILY HOME on popular Chantry Park Development. Immaculately presented throughout, comprising entrance hall, WC, study, lounge, kitchen diner, 4 bedrooms, ensuite and bathroom. Generous gardens, detached garage and driveway. VIEWING ADVISED OT FULLY APPRECIATE.

- Stunning Detached House
- Situated on the popular Chantry Park
- Immaculately Presented
- Entrance Hall, WC Study

- Kitchen Diner, Lounge
- 4 Bedrooms, Ensuite & Bathroom
- EPC rating B
- Tenure: Freehold

Key Features





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

2.87m x 3.44m (9'5" x 11'4")

double glazed entrance door, boiler cupboard, radiator and stairs to first floor accommodation

WC

1.95m x 1.04m (6'5" x 3'5")

low level WC, hand wash basin, tiled splash backs, vinyl flooring, radiator and double glazed window to side aspect

Study

1.94m x 2.33m (6'5" x 7'7")

double glazed window to front aspect and radiator

Lounge

3.27m x 6.08m (10'8" x 19'11")

double glazed window to front aspect, 2 radiators and uPVC French doors to rear aspect

Kitchen Diner

4.14m x 5.58m (13'7" x 18'4")

a range of upgraded wall and base units, 4 ring gas hob, integrated dishwasher, stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, electric oven, integrated microwave, integrated fridge freezer, vinyl flooring, 3 radiators, double glazed window to side aspect, and 2 sets of uPVC French doors

Landing

3.16m x 2.49m (10'5" x 8'2")

double glazed window to rear aspect, radiator and roof void access

Bedroom 1

4.12m x 3.44m (13'6" x 11'4")

double glazed window to front aspect, radiator and fitted wardrobes

Ensuite

2.1m x 1.95m (6'11" x 6'5")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, heated towel rail, tiled splash backs, vinyl flooring and double glazed window to front aspect

Bedroom 2

3.02m x 3.47m (9'11" x 11'5")

double glazed window to front aspect and radiator

Bedroom 3

3.38m x 3.12m (11'1" x 10'2")

double glazed window to rear aspect and radiator

Bedroom 4

3.03m x 2.53m (9'11" x 8'4")

double glazed window to rear aspect and radiator

Bathroom

1.75m x 2.28m (5'8" x 7'6")

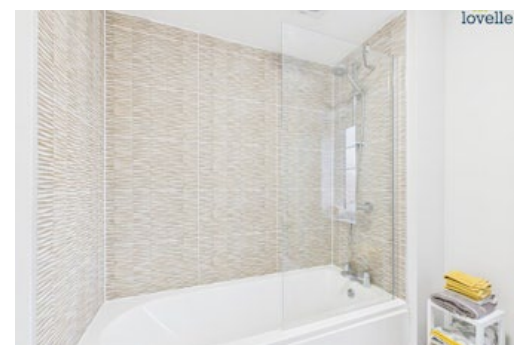
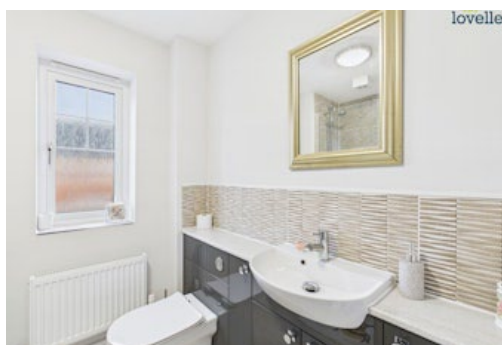
3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with shower over, tiled splash backs, vinyl flooring, radiator and double glazed window to side aspect

Gardens

occupying a generous plot, with landscaped gardens to front and rear. The front garden has an abundance of planted shrubs. The rear garden is mostly laid to lawn with paved patio seating area

Driveway

block paved driveway providing ample off road parking for a number of vehicles





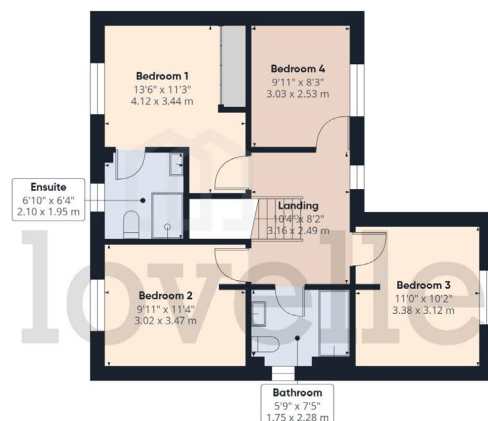
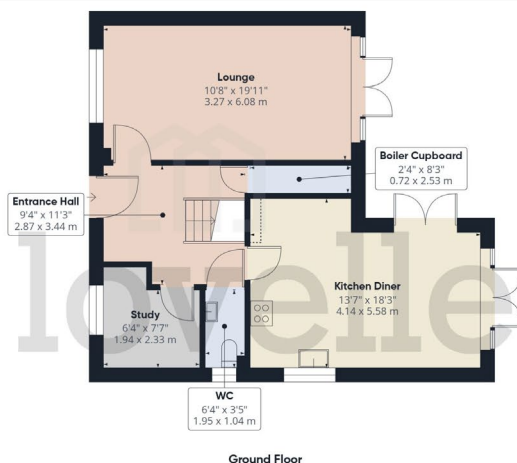
Garage

up and over door, power, lighting and side entrance door

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⁽¹⁾

1258 ft²
116.9 m²

Reduced headroom

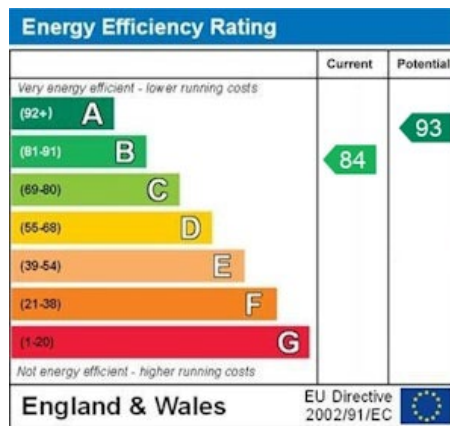
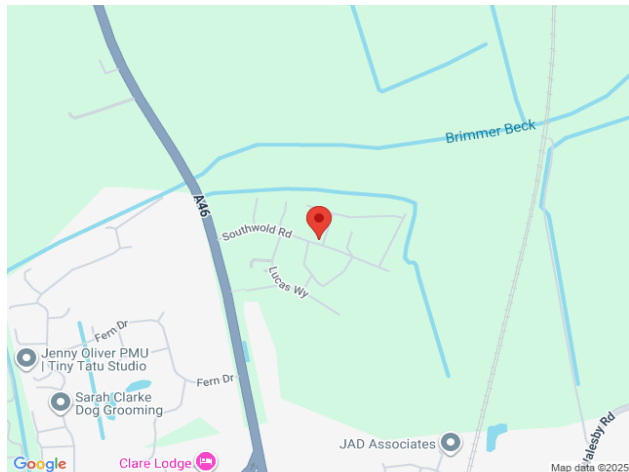
3 ft²
0.3 m²

(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.



WWW.EPC4U.COM

When it comes to **property**
it must be



01673 844069

marketrasen@lovelle.co.uk