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Plover Walk, Market Rasen



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property it must be


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£275,000



MODERN DETACHED FAMILY HOME IN A POPULAR RESIDENTIAL LOCATION. Spacious & well presented throughout, comprising entrance hall, WC, lounge, dining room, conservatory, kitchen diner, utility, 4 bedrooms, ensuite and bathroom. Landscaped rear garden and Double garage. VIEWING ADVISED TO FULLY APPRECIATE

Key Features

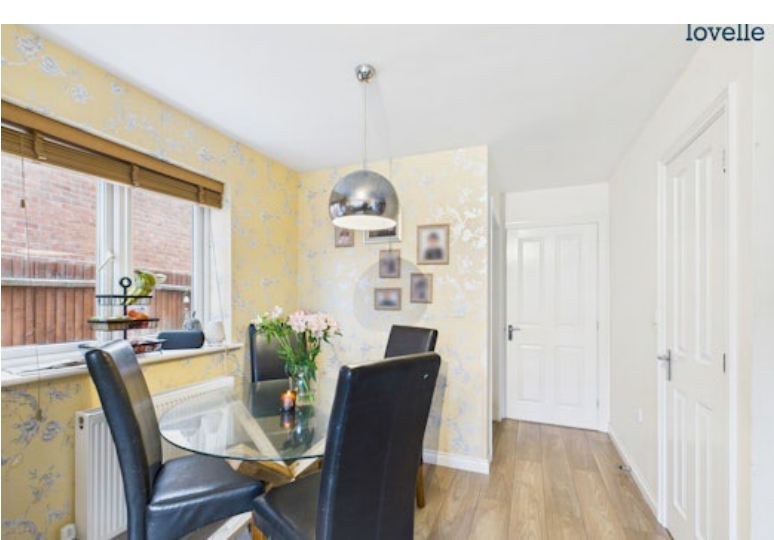
- Modern Detached House
- Popular Residential Location
- Well Presented Throughout
- Entrance Hall, Lounge, Dining Room
- Conservatory, Kitchen Diner, Utility
- 4 Bedrooms, Ensuite & Bathroom
- EPC rating C
- Tenure: Freehold



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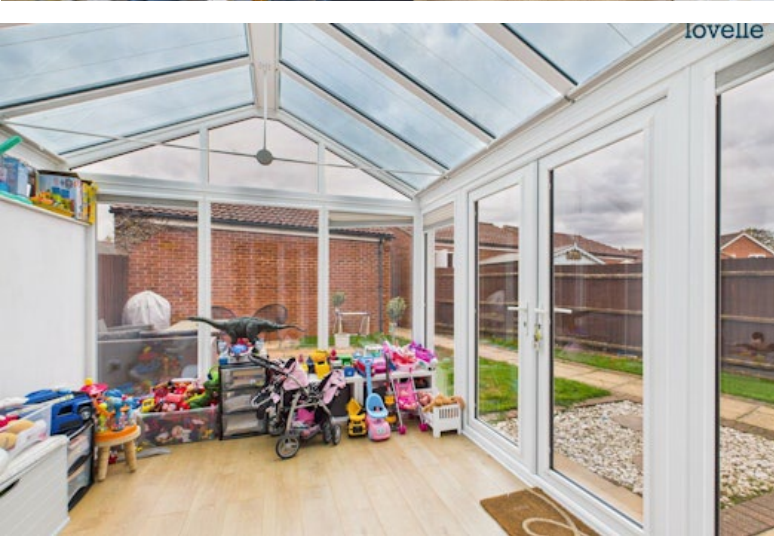
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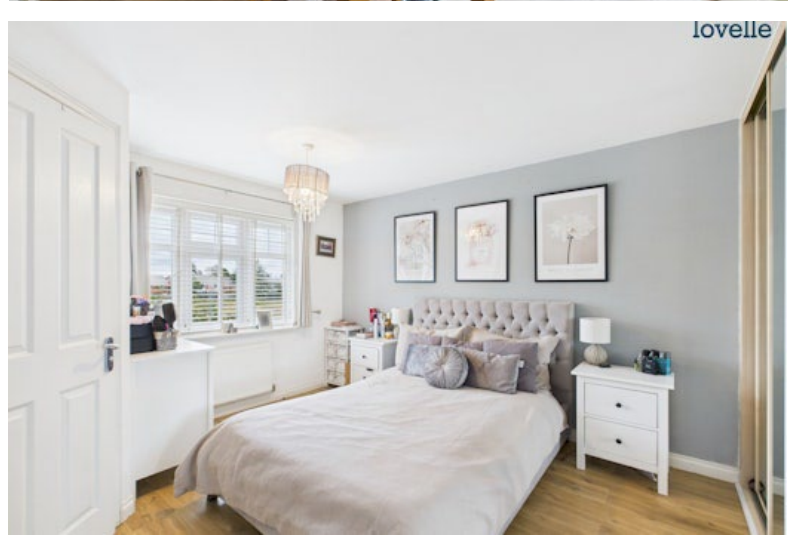
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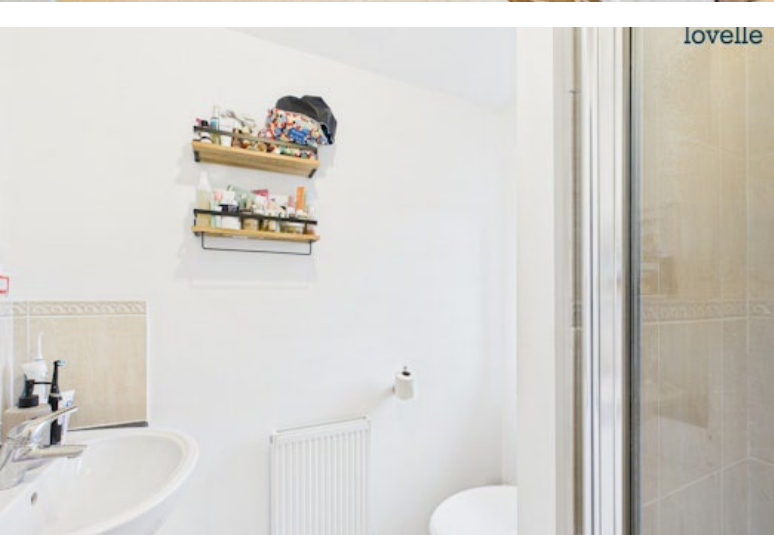
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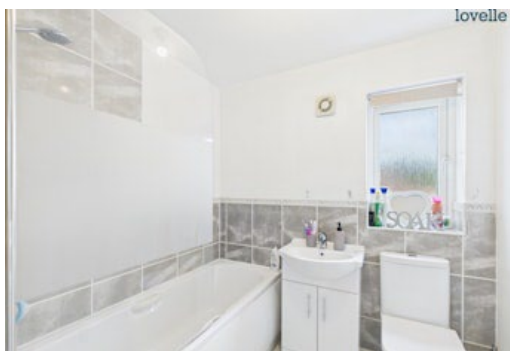
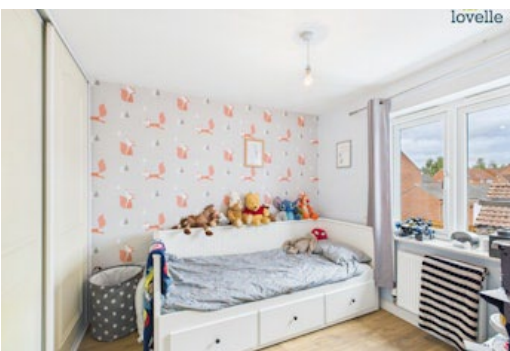
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Situation

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.

Entrance Hall

1.72m x 1.98m (5'7" x 6'6")

composite entrance door, adjoining side screen, tiled flooring, radiator and stairs to first floor accommodation

WC

1.09m x 1.51m (3'7" x 5'0")

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

Lounge

4.93m x 3.24m (16'2" x 10'7")

double glazed window to front aspect, radiator and feature fireplace

Dining Room

2.65m x 3.22m (8'8" x 10'7")

lamine flooring and radiator

Conservatory

3.36m x 2.96m (11'0" x 9'8")

lamine flooring and uPVC French doors to rear aspect

Breakfast Kitchen

4.59m x 3.62m (15'1" x 11'11")

a range of fitted wall and base units, space for fridge freezer, integrated dishwasher, stainless steel sink unit, electric oven, 4 ring gas hob, splash backs, laminate flooring, understairs storage cupboard, radiator and double glazed windows to rear and side aspects

Utility

1.68m x 1.46m (5'6" x 4'10")

fitted wall and base units, wall mounted gas boiler, space and plumbing for washing machine, tiled flooring, radiator and uPVC side entrance door

Landing

1.78m x 1.88m (5'10" x 6'2")

roof void access and airing cupboard housing hot water cylinder

Bedroom 1

3.59m x 3.29m (11'10" x 10'10")

double glazed window to front aspect, radiator, laminate and fitted wardrobes

Ensuite

1.93m x 1.7m (6'4" x 5'7")

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

Bedroom 2

3.66m x 2.68m (12'0" x 8'10")

double glazed window to front aspect, radiator, laminate and fitted wardrobes

Bedroom 3

2.65m x 2.52m (8'8" x 8'4")

double glazed window to rear aspect, radiator, laminate and fitted wardrobes

Bedroom 4

3.31m x 2.31m (10'11" x 7'7")

double glazed window to rear aspect, radiator and laminate

Bathroom

1.67m x 2.02m (5'6" x 6'7")

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

Gardens

being mostly laid to lawn with paved patio area

Double Garage

5.16m x 5.67m (16'11" x 18'7")

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

Management Fees

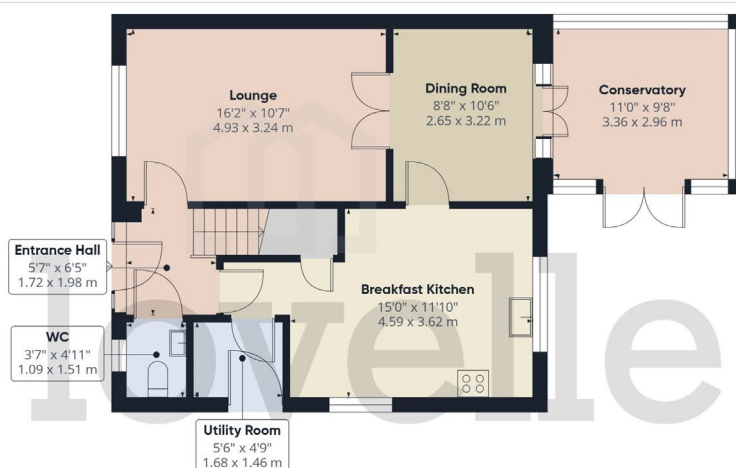
please note this development does have a mangement company who charge £140 per annum

Agents Notes

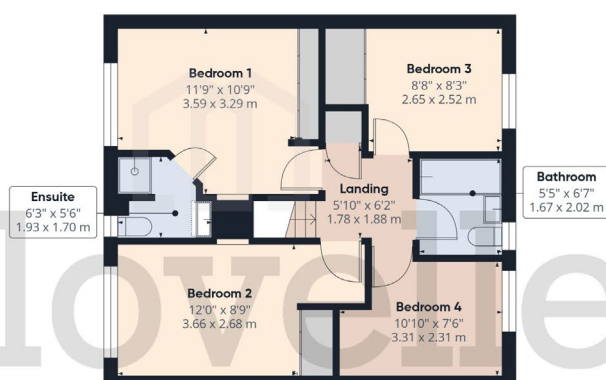
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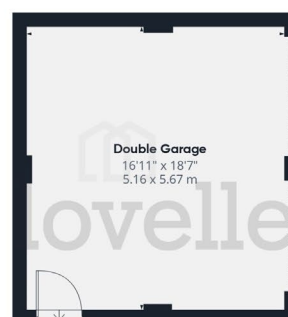




Ground Floor Building 1



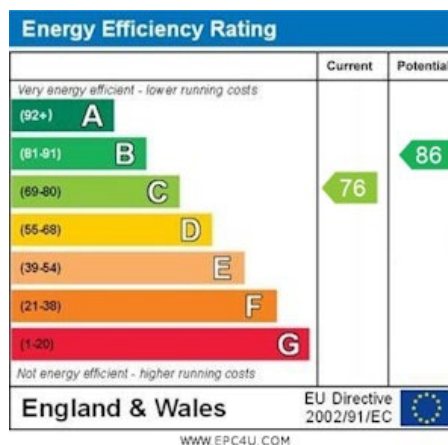
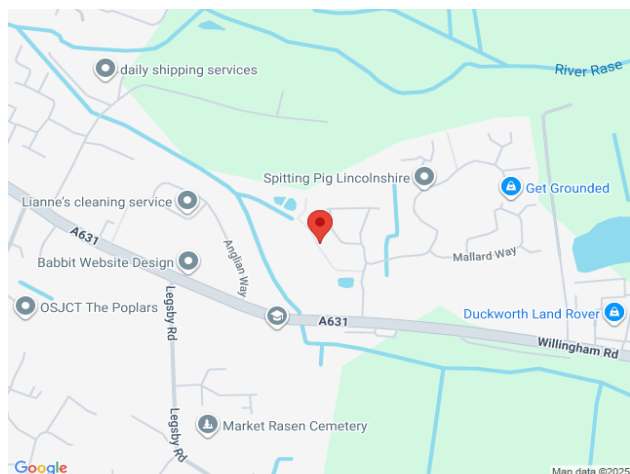
Ground Floor Building 2



Approximate total area¹
1510 ft²
140.2 m²

(1) Excluding balconies and terraces

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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