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Wellesley Close, Market Rasen



2



1



1

When it comes to
property it must be


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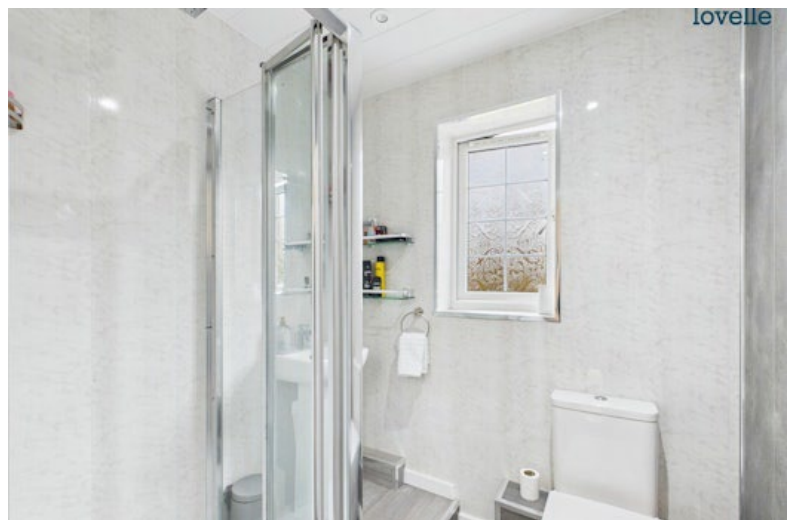
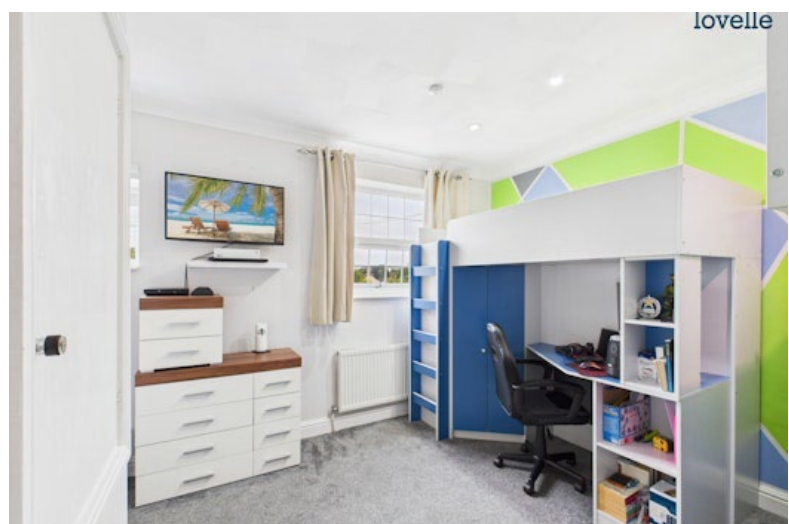
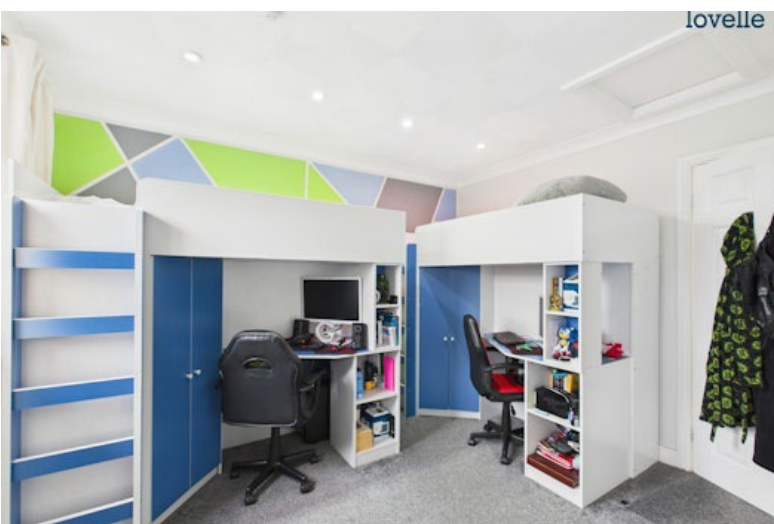
£155,000



WELL PRESENTED 2 BEDROOM SEMI DETACHED HOUSE - in popular residential location, close to local amenities. An ideal first time purchase or investment! Comprising entrance porch, lounge, kitchen diner, 2 bedrooms and shower room. With Gardens front and rear, driveway & garage. NO ONWARD CHAIN

Key Features

- Semi Detached House
- Popular Residential Location
- Well Presented Throughout
- Porch, Lounge, Kitchen Diner
- 2 Bedrooms & Shower Room
- Owned Solar Panels
- 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 Porch

1.32m x 1.12m (4'4" x 3'8")

uPVC entrance door, tiled flooring and double glazed window to side aspect

Lounge

3.9m x 3.74m (12'10" x 12'4")

glazed entrance door, double glazed window to front aspect, radiator, laminate flooring, stairs to first floor accommodation with bespoke storage under

Kitchen Diner

3.9m x 2.45m (12'10" x 8'0")

a range of fitted wall and base units, breakfast bar, space and plumbing for washing machine, stainless steel sink unit, wall mounted gas boiler, electric oven, 4 ring gas hob, space for fridge freezer, radiator, laminate flooring, double glazed window to rear aspect and uPVC rear entrance door

Landing

1.78m x 0.89m (5'10" x 2'11")

electric heater

Bedroom 1

2.95m x 3.53m (9'8" x 11'7")

2 double glazed windows to front aspect, radiator, roof void access and fitted storage

Bedroom 2

2.03m x 2.72m (6'8" x 8'11")

double glazed window to rear aspect and radiator

Shower Room

1.8m x 1.61m (5'11" x 5'4")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, splash backs, laminate flooring, heated towel rail and double glazed window to rear aspect

Gardens

having gardens to both front and rear, being mostly laid to lawn, with paved patio area to the rear

Garage

3.1m x 5.42m (10'2" x 17'10")

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

Driveway

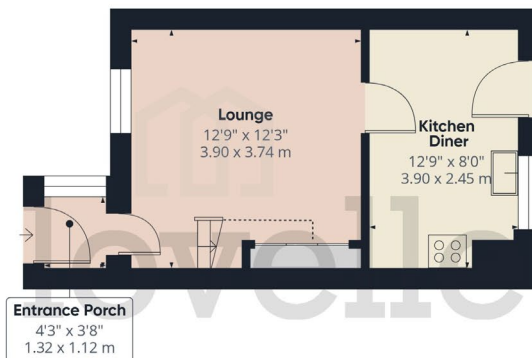
gravelled driveway providing ample off road parking for a number of vehicles

Vendors Note

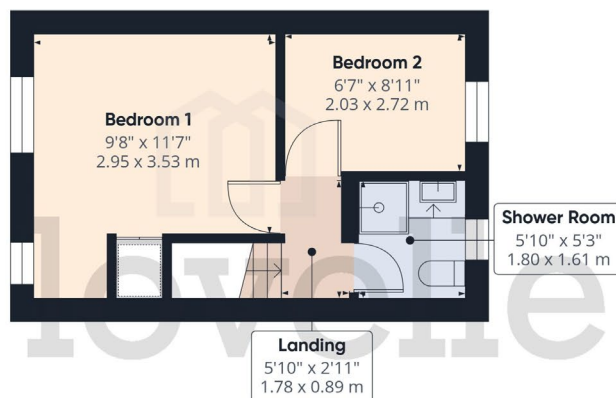
The Vendors have notified us, that their fully owned solar panels generate an income of approximately £1000 per annum

Agents Notes

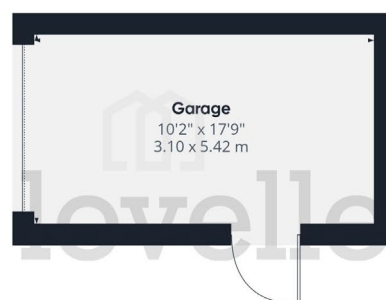
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

691 ft²
64.2 m²

Reduced headroom

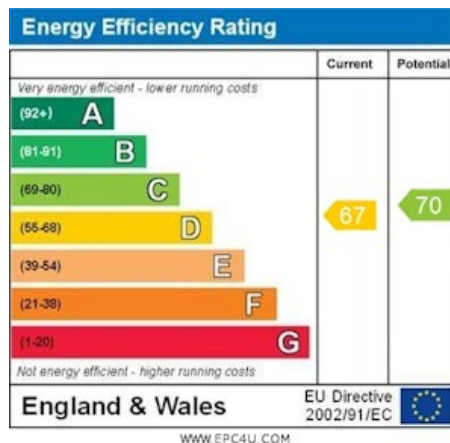
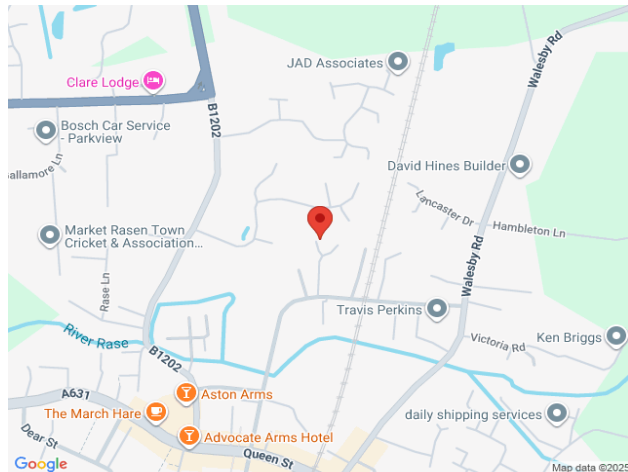
10 ft²
0.9 m²

(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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