

Buy. Sell. Rent. Let.



Gallamore Lane, Market Rasen



4



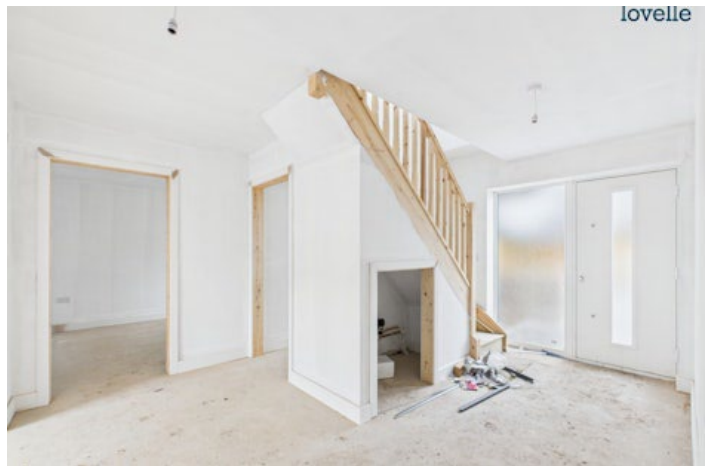
2



2

When it comes to
property it must be


lovelle



£495,000

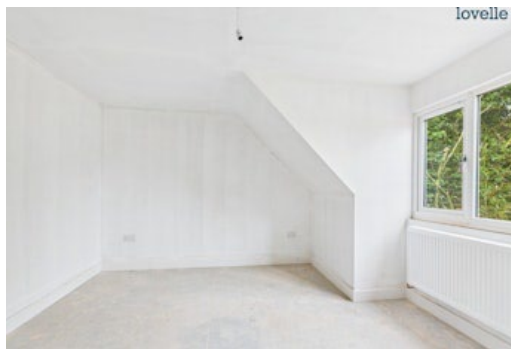
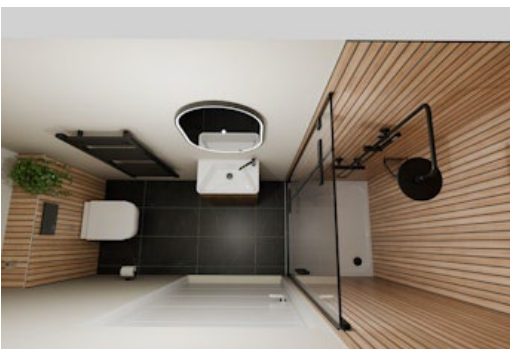


Newly constructed detached house in Market Rasen, CLOSE TO LOCAL AMENITIES, offering over 2000 sq ft of spacious accommodation and SOLAR PANELS. Features four bedrooms, two bathrooms, two reception rooms, gas central heating, underfloor heating to ground floor, private landscaped gardens and garage. VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- NEWLY CONSTRUCTED DETACHED HOUSE
- Over 2000 Sq Ft of Accommodation
- Popular Residential Location
- Spacious & Flexible Accommodation
- Underfloor Heating
- Choice of Kitchens & Bathrooms
- Landscaped Gardens
- Solar Panels Included
- EPC rating TBC
- 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

4.19m x 1.55m (13'8" x 5'1")

WC

2.39m x 1.01m (7'10" x 3'4")

Kitchen, Living Dining Room

8.48m x 6.24m (27'10" x 20'6")

a choice of premium kitchens available

Utility

3.11m x 1.36m (10'2" x 4'6")

Lounge

4.1m x 5.89m (13'6" x 19'4")

Study / Snug

4.22m x 2.92m (13'10" x 9'7")

Landing

1.04m x 4.96m (3'5" x 16'4")

Bedroom 1

6.3m x 2.99m (20'8" x 9'10")

Ensuite

3.91m x 2.97m (12'10" x 9'8")

a choice of premium bathrooms available

Bedroom 2

3.01m x 3.79m (9'11" x 12'5")

Ensuite 2

3.03m x 1m (9'11" x 3'4")

Bedroom 3

3m x 4.06m (9'10" x 13'4")

Bedroom 4

3.17m x 4.05m (10'5" x 13'4")

Bathroom

2.65m x 2.83m (8'8" x 9'4")

a choice of premium bathrooms available

Gardens

landscaped gardens, being mostly laid to lawn with paved patio area

Garage

5.57m x 3.06m (18'4" x 10'0")

brick built garage with up and over door, power, lighting, double glazed window to side aspect and side entrance door

Driveway

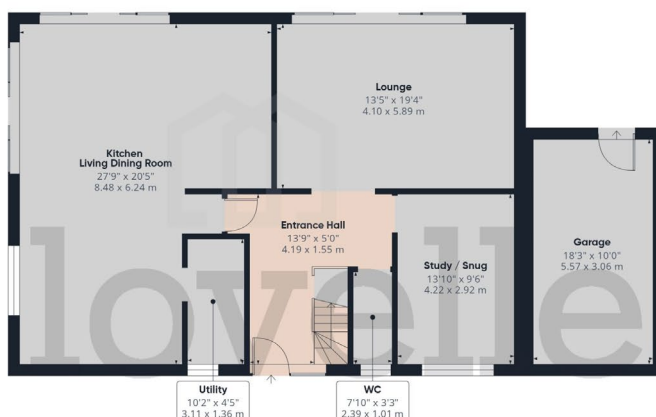
extensive gravelled driveway providing ample off road parking for a number of vehicles

Agents Notes

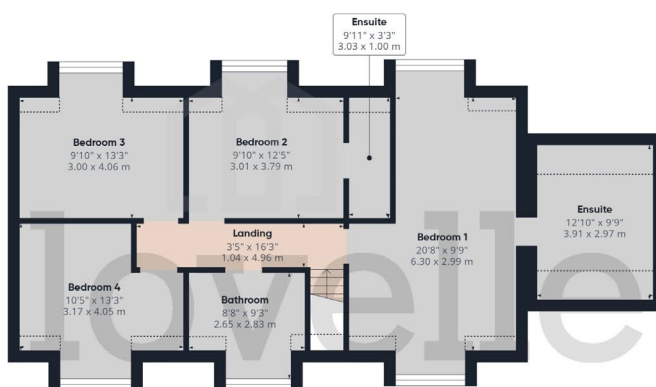
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

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.





Ground Floor



Approximate total area⁽¹⁾

2259 ft²
209.9 m²

Reduced headroom

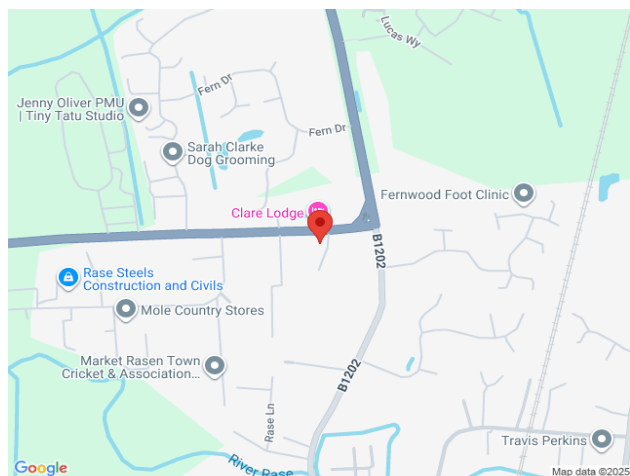
90 ft²
8.4 m²

(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.



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



lovelle

01673 844069

marketrasen@lovelle.co.uk