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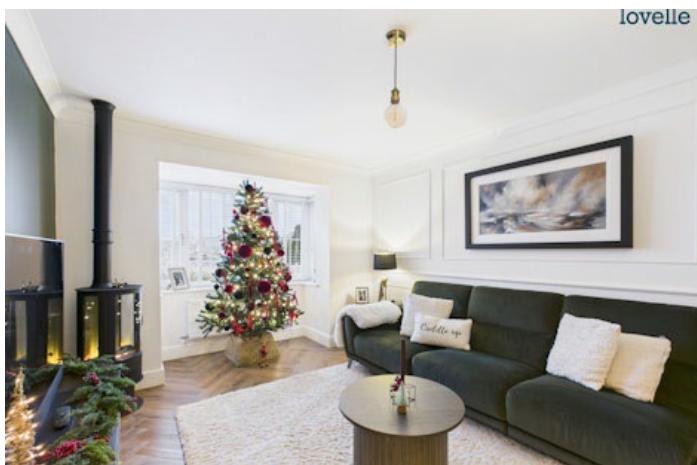


Aintree Drive, Market Rasen



When it comes to  
property it must b

lovelle



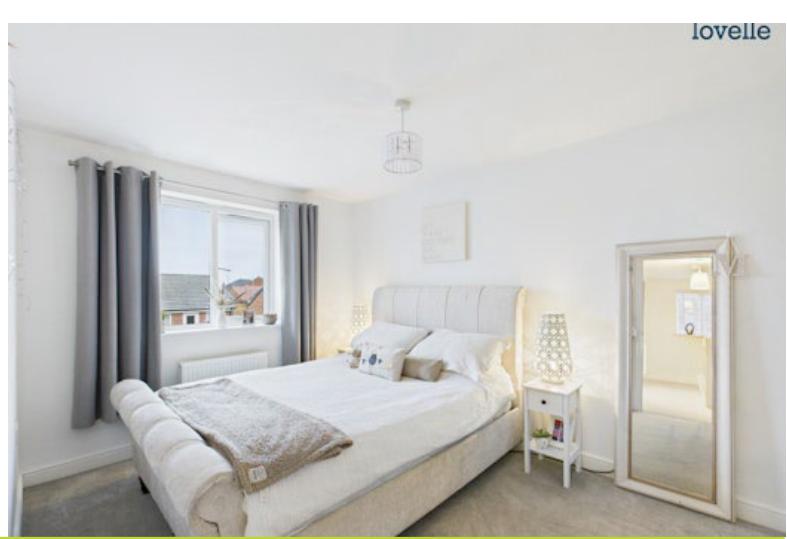
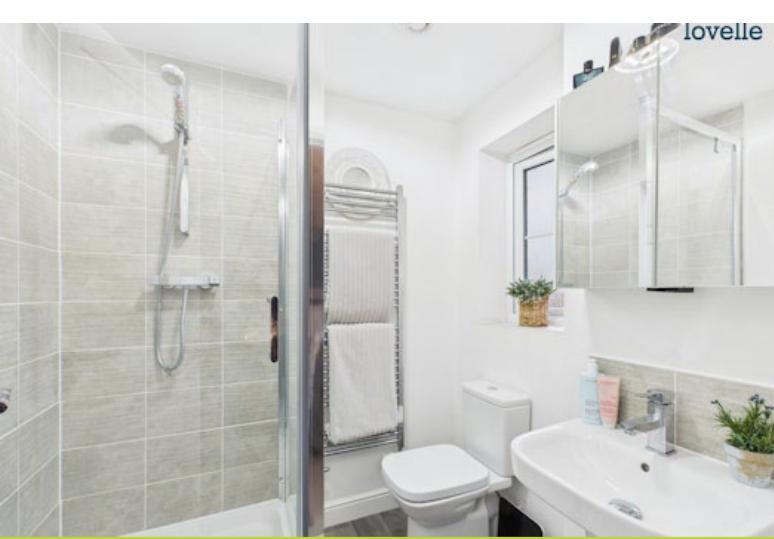
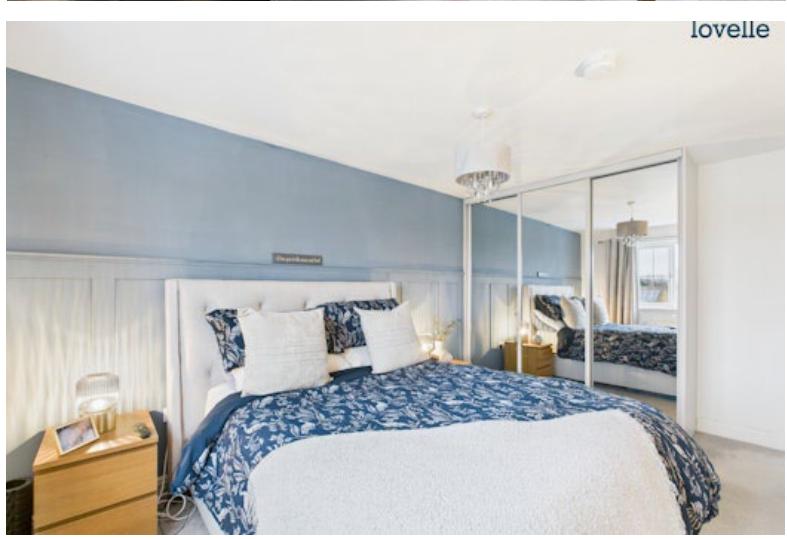
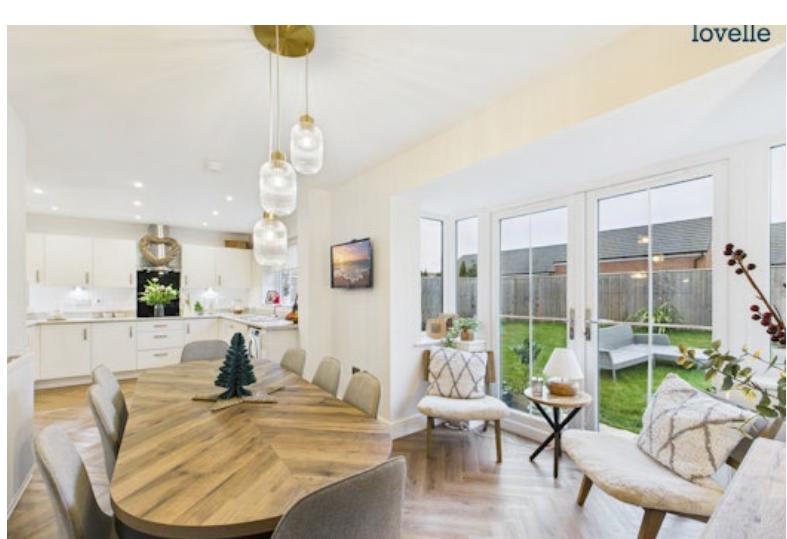
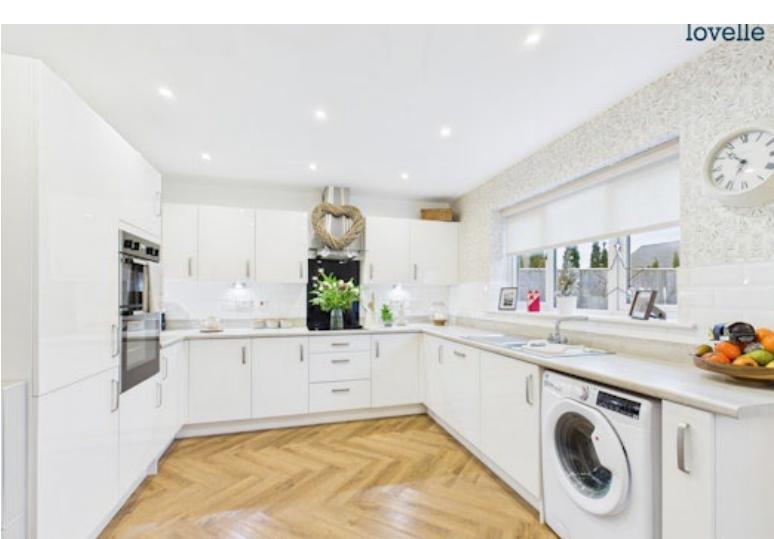
**£329,000**

 4  2  2

**STUNNING DETACHED FAMILY HOME WITH LOTS OF ADDED EXTRAS & UPGRADES.** Situated on a popular residential location being immaculately presented throughout comprising entrance hall, lounge, WC, kitchen dining room, 4 bedrooms, ensuite and bathroom. Gardens front and rear, integral garage (currently split as a Utility room and storage) & driveway. **VIEWING ADVISED TO FULLY APPRECIATE**

#### Key Features

- Stunning Detached Home
- Lots of Added Extras & Upgrades
- Immaculately Presented Throughout
- Entrance Hall, WC, Lounge
- Kitchen Dining Room
- 4 Bedrooms, Ensuite & Bathroom
- Gardens Front & Rear
- Garage (Currently Split) & Driveway
- Electric Vehicle Charger
- Viewing Advised to Fully Appreciate
- EPC rating B
- 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 - 1.3m x 4.72m (4'4" x 15'6")

composite front entrance door, radiator, LVT flooring and stairs to first floor accommodation

### WC - 1.75m x 1.05m (5'8" x 3'5")

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

### Lounge - 3.23m x 4.97m (10'7" x 16'4")

double glazed bay window to front aspect, 2 radiators, LVT flooring and under stairs storage cupboard

### Kitchen Dining Room - 7.19m x 3.37m (23'7" x 11'1")

a range of fitted wall and base units, space and plumbing for washing machine, stainless steel sink unit, integrated dishwasher, 4 ring hob, electric ovens, tiled splash backs, radiator, LVT flooring, double glazed window to rear aspect, uPVC French doors to rear and composite side entrance door

### Utility - 2.42m x 3.08m (7'11" x 10'1")

originally part of the garage the current owners have split to create a utility space featuring fitted storage, space for tumble dryer, space for freezer, power and lighting

### Landing - 4.14m x 1m (13'7" x 3'4")

double glazed window to side aspect, radiator, airing cupboard housing hot water cylinder and roof void access

### Bedroom 1 - 3.21m x 4.39m (10'6" x 14'5")

double glazed window to front aspect, radiator and fitted wardrobes

### Ensuite - 1.64m x 1.91m (5'5" x 6'4")

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

### Bedroom 2 - 2.68m x 4.06m (8'10" x 13'4")

double glazed window to rear aspect and radiator

### Bedroom 3 - 2.36m x 3.07m (7'8" x 10'1")

double glazed window to front aspect and radiator

**Bedroom 4** - 2.3m x 2.35m (7'6" x 7'8")  
double glazed window to rear aspect and radiator

**Bathroom** - 2m x 2.44m (6'7" x 8'0")

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

**Gardens**

occupying a generous plot with gardens front and rear. The front garden is mostly laid to lawn with planted shrubs. The rear garden is again mostly laid to lawn with paved patio area and planted shrubs.

**Garage** - 2.41m x 1.85m (7'11" x 6'1")

currently split to create storage and the utility room. Having up and over door, power, lighting and fitted storage

**Driveway**

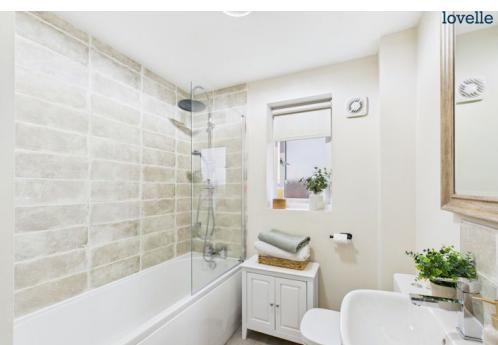
tarmac driveway providing ample off road parking for a number of vehicles with electric vehicle charger

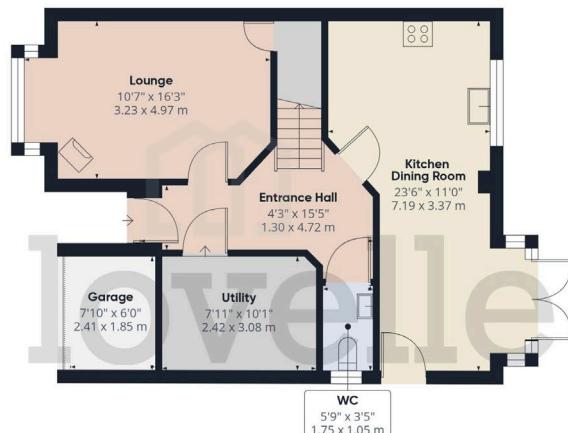
**Management Fees**

**Agents Notes**

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Approximate total area<sup>(1)</sup>  
1227 ft<sup>2</sup>  
113.9 m<sup>2</sup>

Ground Floor



(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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	94
(81-81)	B	83
(69-80)	C	
(56-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

When it comes to property  
it must be



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