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Walesby Road, Market Rasen



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£425,000



EXCELLENT DETACHED HOUSE IN SOUGHT AFTER LOCATION! Spacious and flexible accommodation and well presented throughout comprising entrance hall, lounge, dining room, sun room, kitchen utility, 3 bedrooms, shower room and bathroom. On a generous plot with gardens front and rear, double garage and extensive driveway. With NO ONWARD CHAIN

#### Key Features

- Detached Family Home
- Sought After Location
- Well Presented Throughout
- Spacious & Flexible Accommodation
- Entrance Hall, Lounge, Dining Room
- Sun Room, Kitchen, Utility
- EPC rating TBC
- Tenure: Freehold





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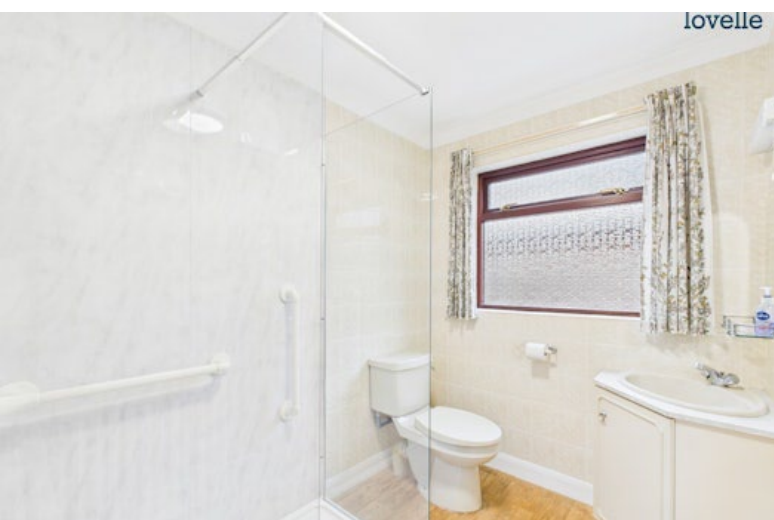
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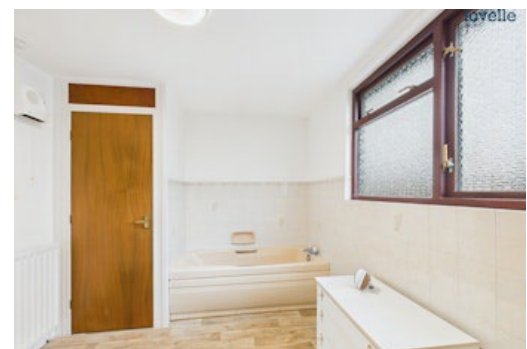
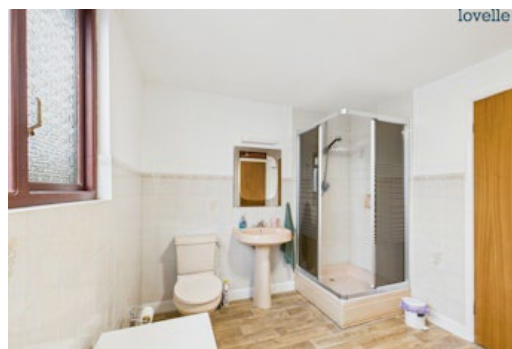
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## Situation

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 - 4.48m x 2.45m (14'8" x 8'0")

double glazed entrance door, adjoining side screens, radiator, stairs to first floor and storage under

## Lounge - 4.83m x 4.35m (15'10" x 14'4")

double glazed window to front aspect, 2 radiators and feature fire place with gas fire inset

## Dining Room - 3.6m x 3.6m (11'10" x 11'10")

double glazed window to side aspect and radiator

## Sun Room - 3.68m x 3.31m (12'1" x 10'11")

tiled flooring and double glazed door to rear garden

## Kitchen - 3.59m x 3.75m (11'10" x 12'4")

a range of fitted wall and base units, space for fridge freezer, stainless steel sink unit, space for cooker, space for tumble dryer, tiled splash backs, tiled flooring, radiator and double glazed window to rear aspect

## Utility Room - 1.88m x 3.37m (6'2" x 11'1")

fitted base units, stainless steel sink unit, water softener, space and plumbing for washing machine, radiator, wall mounted gas boiler, cupboard housing hot water cylinder, tiled flooring and double glazed window to side aspect

## Rear Porch - 0.89m x 1.49m (2'11" x 4'11")

double glazed rear entrance door and tiled flooring

## WC / Cloakroom - 0.9m x 1.65m (3'0" x 5'5")

low level WC, tiled flooring and double glazed window to rear aspect

## Shower Room - 1.79m x 2.7m (5'11" x 8'11")

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

## Bedroom 3 - 3.6m x 3.9m (11'10" x 12'10")

double glazed window to front aspect and radiator

## Landing - 3.13m x 2.47m (10'4" x 8'1")

radiator and access to eaves



### Bedroom 1 - 3.59m x 4.34m (11'10" x 14'2")

double glazed window to front aspect, radiator, fitted wardrobes and access to eaves

### Bedroom 2 - 3.58m x 3.88m (11'8" x 12'8")

double glazed window to front aspect, radiator, fitted wardrobes and access to eaves

### Bathroom - 2.59m x 3.7m (8'6" x 12'1")

4 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, shower cubicle, tiled splash backs, vinyl flooring, radiator, airing cupboard housing radiator and double glazed window to rear aspect

### Gardens

occupying a generous plot with gardens front and rear, being mostly laid to lawn with paved patio and planted shrubs and trees

### Double Garage - 6.68m x 5.59m (21'11" x 18'4")

electric roller door, power, lighting, inspection pit, windows to side and rear aspects and side entrance door

### Driveway

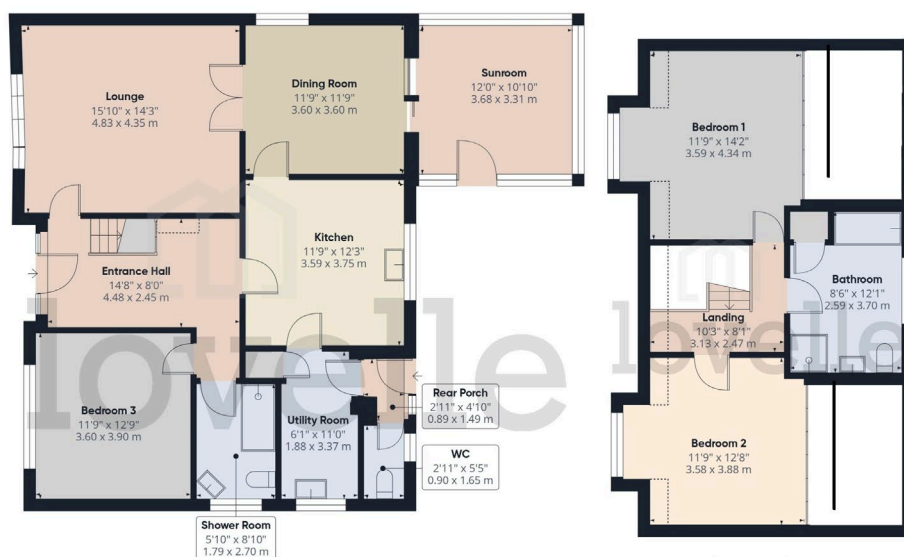
extensive block paved driveway providing ample off road parking for a number of vehicles

### Agents Notes

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Approximate total area<sup>(1)</sup>

1996 ft<sup>2</sup>  
185.4 m<sup>2</sup>

Reduced headroom

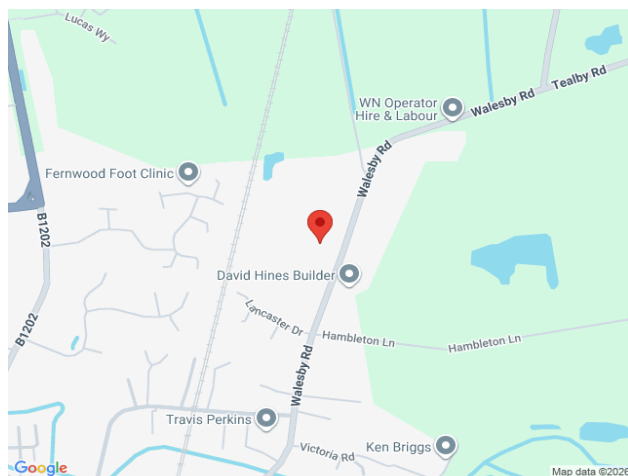
27 ft<sup>2</sup>  
2.5 m<sup>2</sup>

(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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