

Buy. Sell. Rent. Let.



Gainsborough Road, Middle Rasen



1



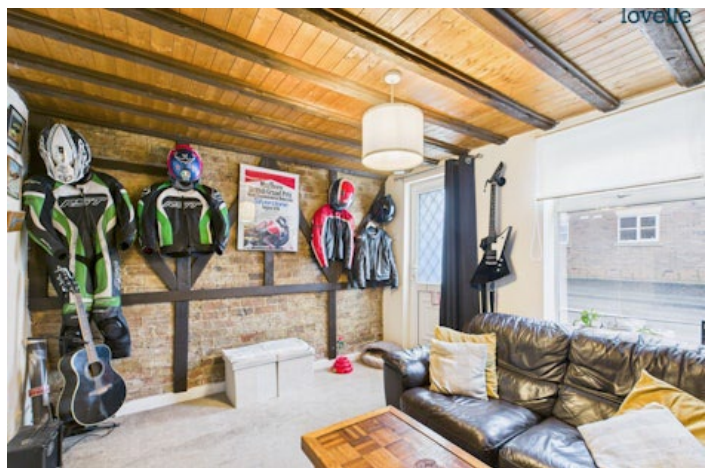
1



1

When it comes to
property it must b


lovelle



£95,000



IDEAL FIRST TIME BUY OR INVESTMENT ! MID TERRACED COTTAGE * Briefly comprising, lounge, kitchen, conservatory, 1 double bedroom and bathroom. Outside there is an enclosed courtyard with brick built outbuilding. *NOT TO BE MISSED*

Key Features

- Mid Terraced House
- Popular Village Location
- Spacious Accommodation
- Lounge, Kitchen, Conservatory
- 1 Double Bedroom, Bathroom
- Courtyard Garden & Outbuilding
- EPC rating C
- Tenure: Freehold



Situation

Middle Rasen itself is home to the 12th Century 'St Peter's Church', Middle Rasen Primary School which has gained a 'Good' rating from Ofsted, Nags Head Public House and locally owned and run Post Office / local shop. Middle Rasen really is a little gem of a village. Friendly & welcoming community spirit that really does feel like home. The neighbouring Market Town of Market Rasen is just a short drive away. Charles Dickens once described Market Rasen as 'the sleepest town in England' These days it is a bustling market town with a varied selection of friendly independent shops, regular markets and an abundance of places to eat and drink. Situated on the edge of the town, is the wonderful market Rasen Racecourse. This is a top national hunt course and attracts some of the best horses & jockeys in the country. It is well worth a visit whether you fancy a flutter or just want to experience the exciting atmosphere of a race day.

Lounge

3.81m x 3.18m (12'6" x 10'5")

uPVC front entrance door, double glazed window to front aspect, radiator and feature fire place

Kitchen

3.77m x 2.39m (12'5" x 7'10")

a range of fitted wall and base units, electric oven, 4 ring hob, stainless steel sink unit, space and plumbing for washing machine, space for under counter fridge, stairs to first floor accommodation, double glazed window to rear aspect, radiator and laminate flooring

Conservatory

3.64m x 1.87m (11'11" x 6'1")

tiled flooring, radiator, wall mounted LPG gas boiler and uPVC rear entrance door

Bedroom

3.77m x 3.2m (12'5" x 10'6")

double glazed window to front aspect, radiator and roof void access

Bathroom

2.91m x 2.39m (9'6" x 7'10")

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

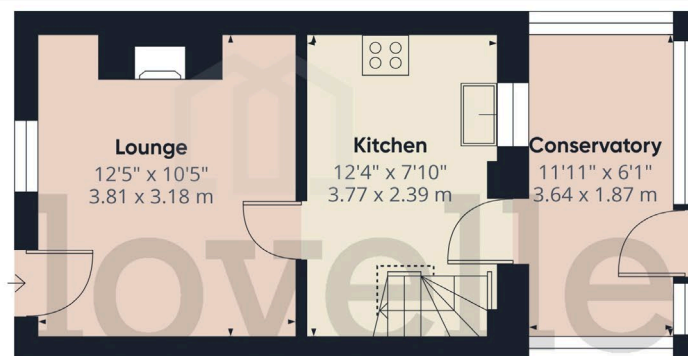
Garden & Outbuilding

there is a small courtyard area to rear, with brick built outbuilding

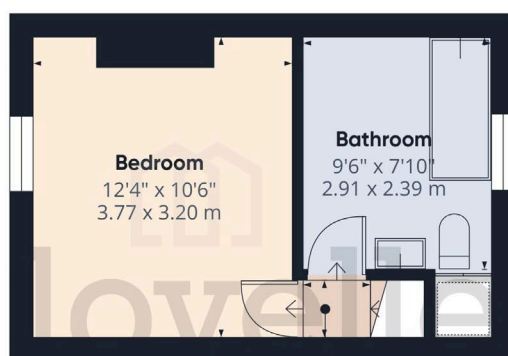
Agents Notes

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



Landing
2'6" x 1'10"
0.78 x 0.56 m



Approximate total area⁽¹⁾

501 ft²
46.6 m²

Reduced headroom

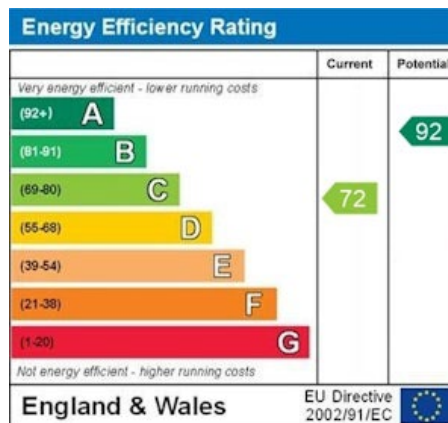
5 ft²
0.5 m²

(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



01673 844069

marketrasen@lovelle.co.uk