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Orchard Way, Market Rasen



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£230,000



DETACHED BUNGALOW in popular residential location within walking distance to local amenities. Comprising porch, entrance hall, lounge, kitchen diner, side porch, 2 BEDROOMS & bathroom. With generous rear garden, garage & extensive driveway.

NO ONWARD CHAIN

#### Key Features

- Detached Bungalow
- Popular Residential Location
- Walking Distance to Local Amenities
- Porch, Entrance Hall, Lounge
- Kitchen Dining Room, Side Porch
- 2 Bedrooms & Bathroom
- 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.

## Porch

1.04m x 1.21m (3'5" x 4'0")

uPVC entrance door and adjoining side screen

## Entrance Hall

3.38m x 1.18m (11'1" x 3'11")

uPVC entrance door, radiator, roof void access, cloak cupboard and airing cupboard housing wall mounted gas boiler

## Lounge

4.03m x 5.13m (13'2" x 16'10")

double glazed bay window to front aspect, radiator and feature fireplace

## Kitchen Dining Room

3.05m x 3.42m (10'0" x 11'2")

a range of fitted wall and base units, space for cooker, sink unit, space for under counter fridge, tiled splash backs, vinyl flooring, radiator and double glazed window to rear aspect

## Side Porch

1.83m x 1.04m (6'0" x 3'5")

uPVC entrance doors to both front and rear and vinyl flooring

## Bedroom 1

3.59m x 2.99m (11'10" x 9'10")

double glazed window to rear aspect, radiator and fitted wardrobes

## Bedroom 2

3.04m x 2.98m (10'0" x 9'10")

double glazed window to front aspect and radiator

## Bathroom

2.09m x 2.18m (6'11" x 7'2")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with shower over, fully tiled splash backs, tiled flooring, radiator and double glazed window to rear aspect

## Garden

generous rear garden being mostly laid to lawn, with paved patio area, planted borders and 2 timber sheds

## Garage

5.27m x 2.62m (17'4" x 8'7")

electric up and over door, power, lighting, space and plumbing for washing machine, space for tumble dryer, double glazed window to rear aspect and timber side entrance door

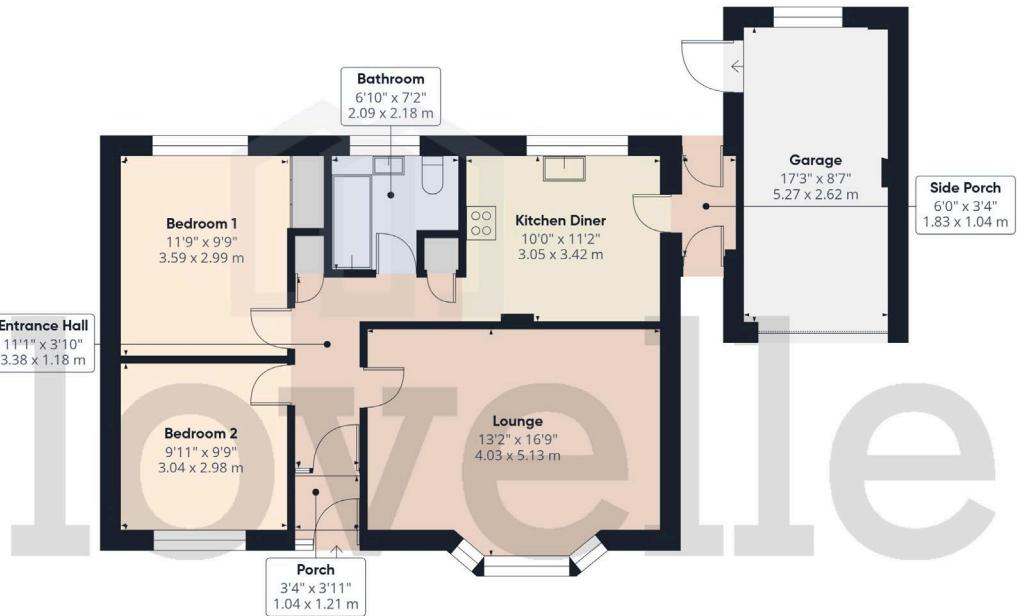
## Driveway

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

## Agents Notes

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(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.

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