



29 Prospect Place, Market Rasen

- Superb Terrace House
- Close to Local Amenities
- Ideal for First Time Buyers
- Lounge, Kitchen Diner
- Family Bathroom, 3 Bedrooms
- Generous Rear Garden
- Brick Built Outbuilding
- NO FORWARD CHAIN

Guide price £105,000



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Introduction

We are delighted to offer for sale this excellent mid terrace property situated within walking distance to local shops, schools and amenities. The well appointed accommodation briefly comprises of lounge, kitchen diner, family bathroom and 3 bedrooms. Outside there is a generous garden to the rear with lawned area, vegetable garden and brick built outbuilding.

The property is fully double glazed and has a gas fired central heating system. Council tax band: A



Situation

Market Rasen is a small historic Market Town which boasts bustling streets, local shops selling local produce, friendly pubs and stunning surrounding countryside. Facilities are excellent and besides the thriving shopping centre there's a police station, fire and ambulance stations, railway station, excellent schooling, doctor's surgery, good access to NHS dentists and a library.

On top of all that, there's a racecourse the only one in Lincolnshire and a golf course, and a fair number of new residential developments which have brought in new residents to this pleasant corner of Lincolnshire. This bustling town has become increasingly popular with commuters, not only because of its easy road access but also because of its rail links to Grimsby & Lincoln which now has direct trains to London. Equally, because it's one of the western gateways to the Lincolnshire Wolds, you don't need to go far to find quiet roads, pleasant footpaths and beautiful countryside.

Particulars of Sale

Ground Floor Accommodation

Lounge

12'8" x 12'2" (3.87x3.70)

Having uPVC entrance door, double glazed window to front aspect, radiator, feature fireplace with inset electric fire and stairs to first floor accommodation



Kitchen Diner

12'4" x 12'0" (3.75x3.65)

Having a range of fitted base and wall units with contrasting roll edge work surfaces, single sink unit, 4 ring electric hob, integrated electric oven, integrated under counter fridge, tiled splash backs, ceramic tiled flooring, uPVC rear entrance door and double glazed window to rear aspect.



Kitchen Diner Pic 2



Rear Hall

2'2" x 5'6" (0.67x1.68)

Having ceramic tiled flooring, space and plumbing for washing machine and wall mounted gas boiler.

Family Bathroom

5'6" x 7'2" (1.68x2.18)

Having a 3 piece suite comprising of vanity wash hand basin with storage under and integrated WC and free standing bath. There are tiled splash backs, ceramic tiled flooring, radiator and double glazed window to rear aspect.



First Floor Accommodation

Landing

9'1" x 4'0" (2.77x1.22)

Bedroom 1

12'4" x 11'11" (3.76x3.64)

Having double glazed window to rear aspect, radiator and a range of fitted wardrobes.



Bedroom 2

6'7" x 12'2" (2.00x3.71)

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



Bedroom 3

5'6" x 7'9" x 3'4" (1.67x2.36+1.59x1.02)

Having double glazed window to front aspect, radiator and a range of fitted wardrobes.



Outside

Garden

The property occupies a generous plot with attractive garden to the rear aspect. The garden has a large lawned area, planted borders, well stocked vegetable garden and generous brick built outbuilding.



Vegetable Garden



Other Information

EPC

The property is rated as a E - 54 / Potential - B - 85

Tenure

We are advised by the owners that the property is Freehold, although we have not had confirmation from the solicitors.

Services

All mains services which are available or connected are subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Local Authority

West Lindsey District Council - Telephone: 01427 676676.

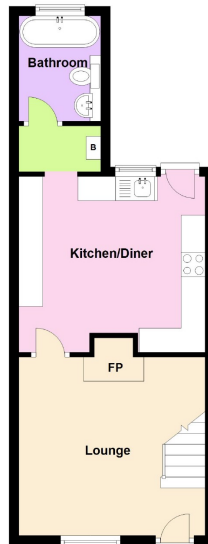
Mortgage Advice

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our Independent mortgage advisor on 01673 844069.

Viewings

By appointment with the sole selling agents LOVELLE ESTATE AGENCY, telephone Market Rasen Office (01673) 844069. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to effect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Ground Floor



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First Floor



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Market Rasen

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