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Anglian Way, Market Rasen



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£170,000



NOT TO BE MISSED - EXCELLENT 2 BED SEMI, POPULAR LOCATION Well presented, spacious house comprising, entrance hall, lounge diner, conservatory, kitchen, 2 bedrooms and bathroom. Generous Gardens, Driveway & Garage. Close to local amenities. VIEWING ADVISED

Key Features

- Semi Detached House
- Modern Accommodation
- Well Presented Throughout
- Popular Residential Location
- Entrance Hall, Lounge Diner
- Kitchen, Conservatory
- EPC rating D
- Tenure: Freehold

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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.

Kitchen

3.31m x 3.64m (10.9ft x 11.9ft)

a range of fitted wall and base units, space for fridge freezer, electric oven, 4 ring gas hob, stainless steel sink unit, space and plumbing for washing machine, space and plumbing for dishwasher, wall mounted gas boiler, 2 double glazed windows to front aspect, radiator, composite entrance door, laminate flooring and stairs to first floor accommodation

Lounge Diner

4.29m x 3.59m (14.1ft x 11.8ft)

double glazed window to side aspect and radiator

Conservatory

3.04m x 2.35m (10ft x 7.7ft)

brick built base, radiator and uPVC French doors to rear garden

Landing

2.17m x 1.83m (7.1ft x 6ft)

double glazed windows to side aspect and roof void access

Bedroom 1

2.56m x 3.68m (8.4ft x 12.1ft)

double glazed window to rear aspect and radiator

Bedroom 2

2.72m x 3.58m (8.9ft x 11.7ft)

double glazed window to front aspect, radiator and fitted storage

Bathroom

2.19m x 1.74m (7.2ft x 5.7ft)

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath unit, shower over, tiled splash backs, tiled flooring and heated towel rail

Gardens

enclosed garden to the rear which is mostly laid to lawn with paved patio area and various plants and shrubs.

Garage

pitched roof, up and over door, power and lighting

Driveway

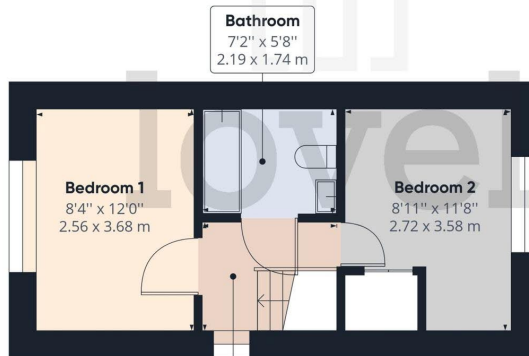
block-paved driveway which extends from the front of the property and along the side, providing ample off road parking for a number of vehicles

Agents Notes

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Ground Floor



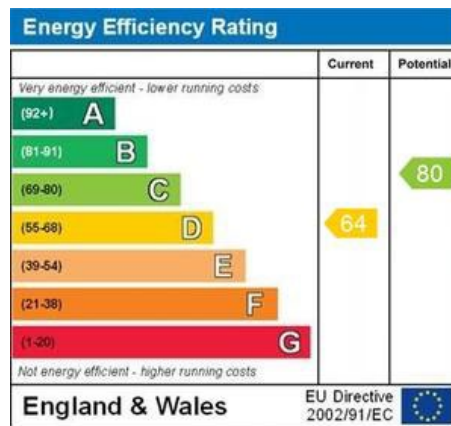
Landing
7'1" x 5'11"
2.17 x 1.83 m

Floor 1

Approximate total area⁽¹⁾
656.91 ft²
61.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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