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Chapman Street , Market Rasen



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£265,000



IMMACULATELY PRESENTED DETACHED BUNGALOW SITUATED DOWN A PRIVATE LANE. Private Town Centre Location, walking distance to amenities. Comprising Entrance Hall, Lounge, Kitchen Diner, 2 BEDROOMS, Shower Room. Private low maintenance garden to rear and driveway. NO ONWARD CHAIN

Key Features

- Detached Bungalow
- Immaculately Presented
- Town Centre Location
- Close to Local Amenities
- Entrance Hall, Lounge
- Kitchen Dining Room
- EPC rating B
- Tenure: Freehold

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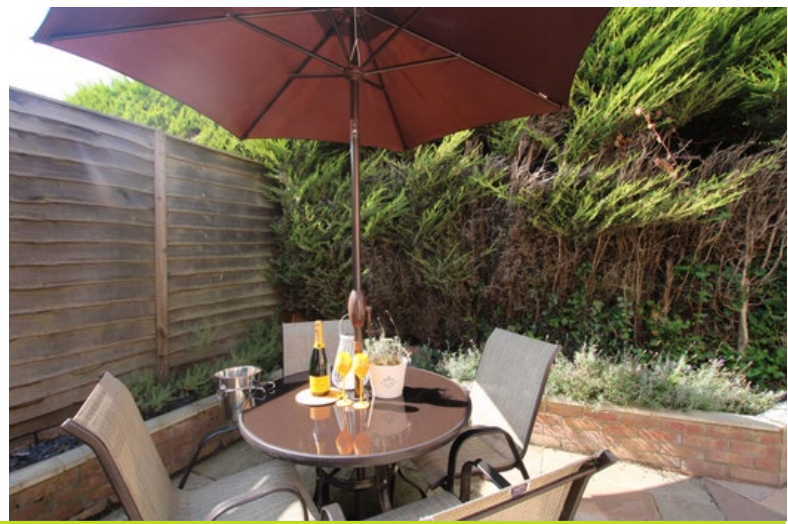
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Situation

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 town 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.

Entrance Hall

1.01m x 6.19m (3'4" x 20'4")

uPVC entrance door, double glazed window to side aspect, radiator and roof void access

Lounge

6.12m x 3m (20'1" x 9'10")

vaulted ceiling, double glazed window to rear aspect, double glazed window to side aspect, 2 radiators, Velux window and uPVC French doors to rear

Kitchen Diner

4.77m x 2.69m (15'7" x 8'10")

vaulted ceiling, a range of fitted wall and base units, space and plumbing for dishwasher, stainless steel sink unit, electric oven, 4 ring gas hob, tiled splash backs, space for fridge freezer, tiled flooring, double glazed window to front aspect, double glazed bay window to front aspect and radiator

Bedroom 1

3.68m x 2.77m (12'1" x 9'1")

double glazed window to side aspect and radiator

Bedroom 2

3.64m x 1.88m (11'11" x 6'2")

double glazed window to side aspect, radiator and Velux window

Shower Room

3.65m x 1.85m (12'0" x 6'1")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, fully tiled splash backs, tiled flooring, radiator, heated towel rail, double glazed window to side aspect, Velux window and utility cupboard housing space and plumbing for washing machine and space for tumble dryer

Garden

private low maintenance rear garden being laid to patio

Driveway

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

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.

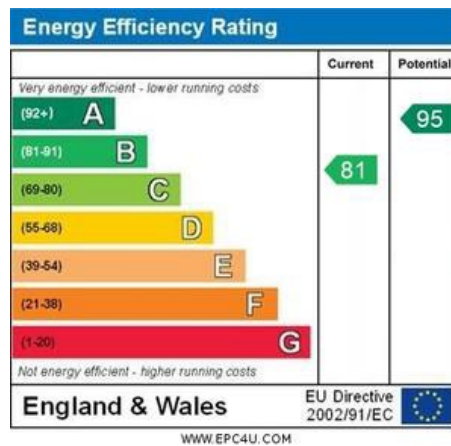
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Approximate total area⁽¹⁾
675.44 ft²
62.75 m²

(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.
Calculations are based on RICS IPMS 3C standard.



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01673 844069

marketrasen@lovelle.co.uk