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Birchwoods Close, Market Rasen



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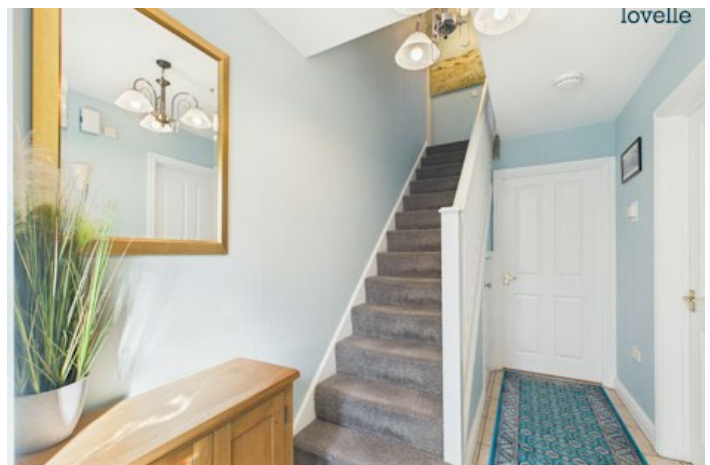
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When it comes to
property it must b


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£290,000

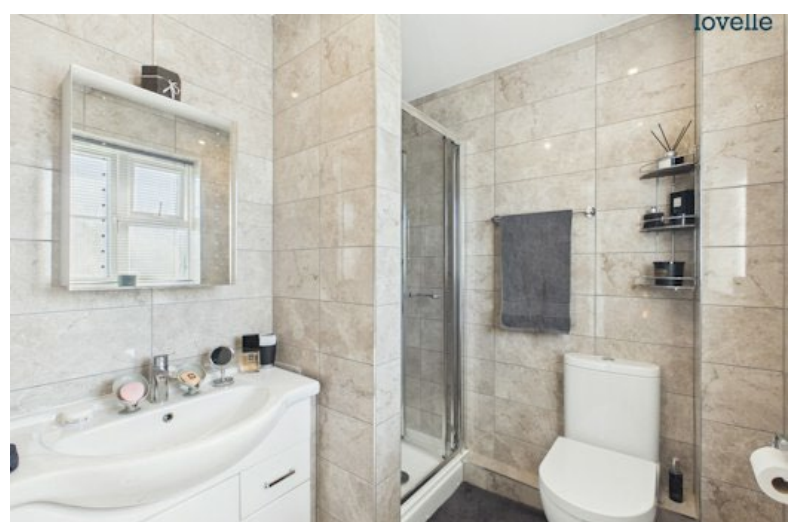
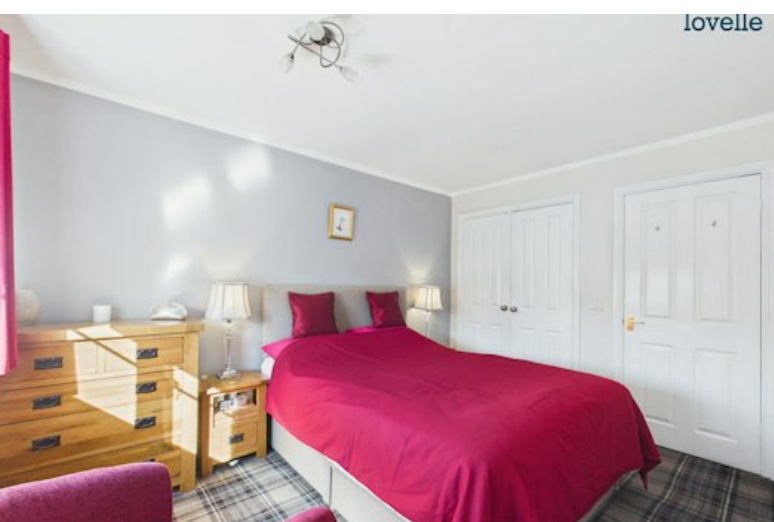
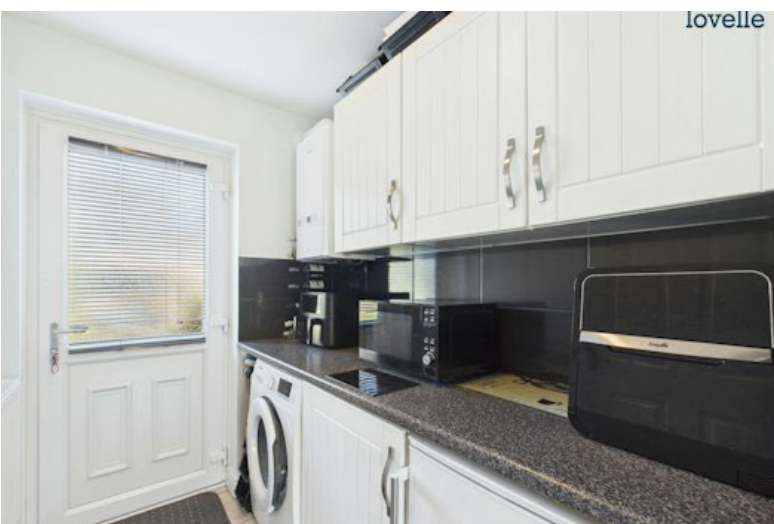


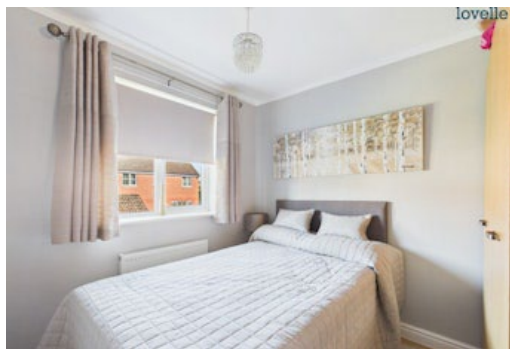
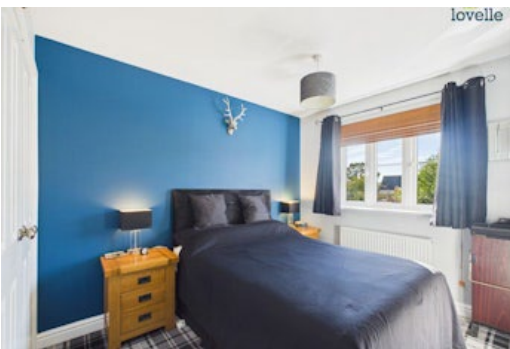
DETACHED HOUSE IN POPULAR RESIDENTIAL LOCATION. Spacious & well presented throughout comprising entrance hall, lounge dining room, sun room, kitchen, utility, WC, 4 Bedrooms, ensuite and bathroom. Landscaped rear garden, Garage and parking.

VIEWING ADVISED

Key Features

- Modern Detached House
- Popular Residential Location
- Well Presented Throughout
- Entrance Hall, Kitchen, Utility, WC
- Lounge Dining Room, Sun Room
- 4 Bedrooms, Ensuite & Bathroom
- EPC rating TBC
- Tenure: Freehold





Location

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.

Entrance Hall

3.91m x 1.84m (12'10" x 6'0")

composite front entrance door, radiator, tiled flooring, stairs to first floor accommodation and storage under

Lounge

3.21m x 4.66m (10'6" x 15'4")

double glazed window to rear aspect, radiator, feature fireplace and laminate flooring

Dining Area

3.35m x 2.66m (11'0" x 8'8")

double glazed bay window to front aspect, radiator and laminate flooring

Sun Room

3.2m x 2.83m (10'6" x 9'4")

feature fire place, radiator and uPVC French doors to rear aspect

Kitchen

4.37m x 2.5m (14'4" x 8'2")

a range of fitted wall and base units, integrated fridge freezer, double electric oven, 4 ring hob, integrated dishwasher, sink unit, tiled splash backs, tiled flooring and double glazed window to front aspect

Utility Room

2.15m x 1.54m (7'1" x 5'1")

a range of fitted wall and base units, wall mounted gas boiler, space and plumbing for washing machine, space for under counter freezer, tiled splash backs, tiled flooring, radiator and uPVC rear entrance door

WC

2.12m x 0.86m (7'0" x 2'10")

low level WC, vanity hand wash basin, tiled splash backs, tiled flooring and heated towel rail

Landing

1.94m x 3.04m (6'5" x 10'0")

roof void access and airing cupboard housing hot water cylinder

Bedroom 1

3.76m x 2.72m (12'4" x 8'11")

double glazed window to front aspect, radiator and fitted wardrobes

Ensuite

1.99m x 1.91m (6'6" x 6'4")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, fully tiled, laminate flooring, heated towel rail and double glazed window to front aspect

Bedroom 2

3.06m x 2.53m (10'0" x 8'4")

double glazed window to front aspect, radiator and fitted wardrobes

Bedroom 3

2.79m x 2.28m (9'2" x 7'6")

double glazed window to rear aspect, radiator and laminate flooring

Bedroom 4

2.05m x 2.64m (6'8" x 8'8")

double glazed window to rear aspect and radiator

Bathroom

1.69m x 2.18m (5'6" x 7'2")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with mixer shower over, fully tiled, laminate flooring, heated towel rail and double glazed window to rear aspect

Gardens

well maintained rear garden being mostly laid to lawn with paved patio area, planted shrubs and raised beds with timber storage shed and brick built storage shed

Garage

5.27m x 2.85m (17'4" x 9'5")

up and over door, power lighting, and storage

Driveway

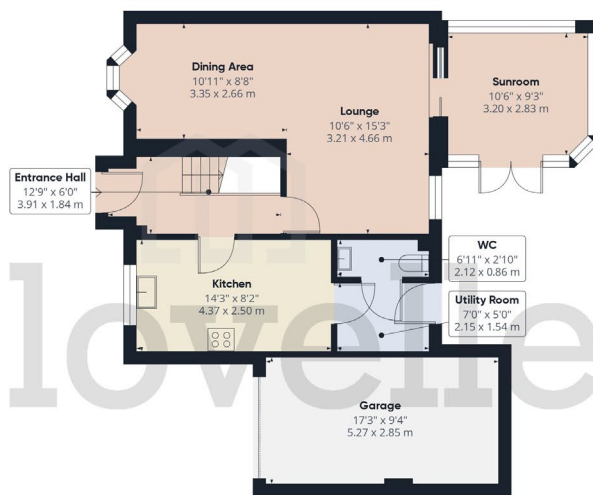
providing ample off street parking for a number vehicles

Agents Notes

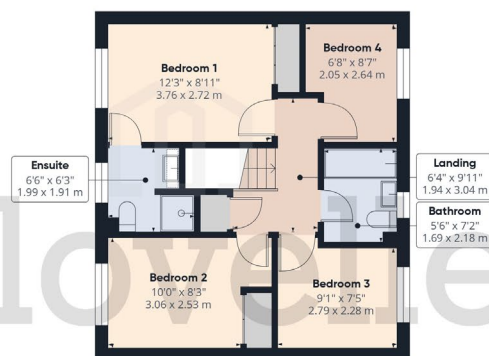
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Ground Floor



Floor 1

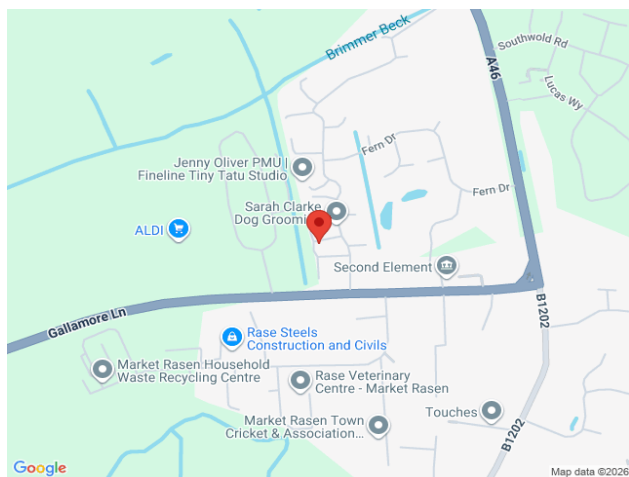
Approximate total area^m

1249 ft²
116 m²

(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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