



Jameson Bridge Street | Market Rasen |

Asking Price: £345,000



When it comes to
property it must be


lovelle



SUMMARY

- Executive Detached Home
- Desirable Residential Location
- Exceptionally Presented
- Open Plan Lounge / Dining Area
- Breakfast Kitchen, Utility, Cloakroom
- Garden Room, Office (Annexe Potential)
- 3 Double Bedrooms, Bathroom & Ensuite
- Integral Garage & Off Road Parking
- Courtyard Garden
- Approximately 2000 Square Foot
- Must View to Fully Appreciate

DESCRIPTION

IMPRESSIVE VERSATILE DETACHED HOME, EXCEPTIONALLY PRESENTED We are delighted to offer for sale this exceptional detached house. Situated in a DESIREABLE location. The property has been RENOVATED to a high standard. 3 double bedrooms, 4 reception rooms, garage & parking. ANNEX POTENTIAL. Viewing Advised !

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 as well as a weekly outdoor market. The town boasts high-quality and award winning places to eat for all budgets. Furthermore there is excellent schooling with De Aston close by as well as good local Primary Schools. 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 (approx 7 minute walk) with links to London via Lincoln (10 - 15 mins) and Peterborough.

PROPERTY INFORMATION

When the current owners purchased the property around 7 years ago, they undertook a drastic scheme of renovation from top to bottom including; new guttering, downpipes, front walling and railings, sandblasting and re pointing, new front porch with double doors and wider than average entrance door, all floors were levelled and under floor heating fitted, phase 3 electrics fitted (recommended for charging electric vehicles), new plumbing throughout, tv aeralys in all rooms and insulated all external walls.



PARTICULARS OF SALE

Entrance Porch:

double glazed double entrance doors and double glazed windows to side aspects

Dining Area:

dual aspect double glazed windows to front and side aspect, tiled flooring and underfloor heating

Lounge:

double glazed windows to side aspect, ceramic tiled flooring, underfloor heating and feature fire place

Hallway:

stairs to first floor accommodation, tiled flooring and underfloor heating

Breakfast Kitchen:

a range of modern fitted wall and base units, central island, acrylic worksurfaces, 2 integrated ovens, integrated microwave and steam oven, induction hob and contemporary extractor, integrated dishwasher, inset sink unit with mixer tap and instant hot water tap, feature internal windows to both dining area and utility room, tiled flooring, underfloor heating and double glazed windows to front aspect with bespoke window seating

Utility Room:

a range of modern fitted base units, space for fridge freezer, inset sink unit with mixer tap, internal feature window, water softener, tiled flooring with underfloor heating and motion censored lighting

Inner Hallway:

concealed remote controlled shutter door, giving the possibility of a self contained annex

WC / Utility:

low level WC, vanity hand wash basin, space and plumbing for washing machine, space for tumble dryer, uPVC rear entrance door, tiled flooring and underfloor heating

Office / Bedroom:

originally designed as a bedroom but now utilised as an office. with feature porthole double glazed window to rear aspect, tiled flooring and underfloor heating

Garden Room:

double glazed window to rear aspect, inset roof lights, uPVC rear entrance door, integral door to garage, tiled flooring and underfloor heating

Landing:

double glazed window to rear aspect and roof void access

Bedroom 1:

2 double glazed windows to front aspect and a range of fitted wardrobes

Ensuite:

3 pieces suite comprising walk in shower, low level WC, hand wash basin, large airing cupboard housing hot water cylinder and 2 emersion heaters, aqua board panelling, heated towel rail, underfloor heating, fitted cupboard and drawers tiled flooring and double glazed window to rear aspect



Bedroom 2:

double glazed windows to front aspect and a range of fitted wardrobes

Bedroom 3:

2 double glazed windows to rear aspect

Bathroom:

4 piece suite comprising low level WC, vanity hand wash basin, freestanding bath, shower cubicle, double glazed window to rear aspect, fully tiled splash backs, fitted cupboard, underfloor heating and tiled flooring

Gardens:

the property benefits from gardens to both front and rear aspect. The front gardens is mostly gravelled with planted borders and beds. The rear garden is south easterly facing, 2 external power points, with gated access, which can also be utilised as extra parking.

Parking:

to the side of the property there is generous off road parking providing space for a number of vehicles.

Garage:

electric up and over door, power, lighting, vinyl flooring and double glazed window to rear aspect.

TENURE

The tenure of this property is Freehold.

SERVICES

MORTGAGE & SOLICITORS

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

LOCAL AUTHORITY

This property falls within the geographical area of West Lindsey Council - 01427 676676.

<https://www.west-lindsey.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01673 844069.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect 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.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

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

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. **Advisory Notes** - Please be

advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

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.

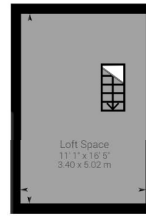
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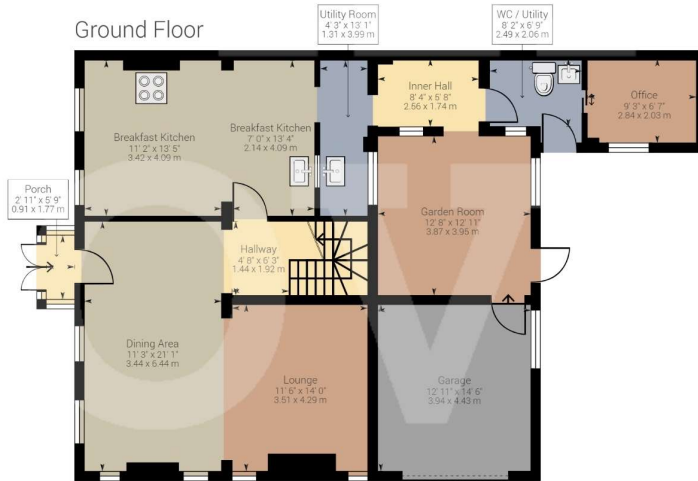


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

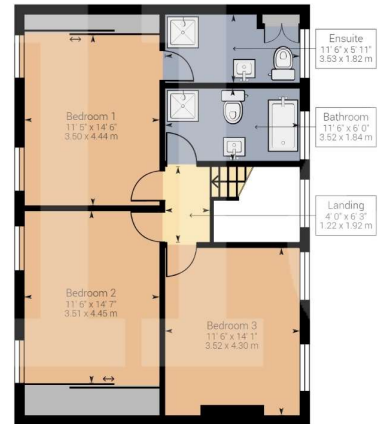
2nd Floor



Ground Floor



1st Floor



Approximate net internal area: 2075.52 ft² (2264.49 ft²) / 192.82 m² (210.38 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



Floorplan

Whilst every attempt has been made to ensure the floorplan contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made Jon Holmes Photography © 2018.

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