

Buy. Sell. Rent. Let.

lovelle



Caistor Road , Market Rasen



3



1



2

When it comes to
property it must b


lovelle



£240,000



STUNNING 3 BEDROOM DETACHED HOUSE with Gardens, Garage & Parking FOR OVER 50's situated on Church Mill, an exclusive development for the over 50's. Situated close to Market Rasen town centre, within walking distance to local shops and amenities. VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- Spacious Detached House
- Exclusively for Over 50's
- Immaculately Presented
- Dining Room, Cloakroom
- Fitted Kitchen, Lounge
- 3 Bedrooms, Bathroom
- EPC rating D
- Tenure: Leasehold



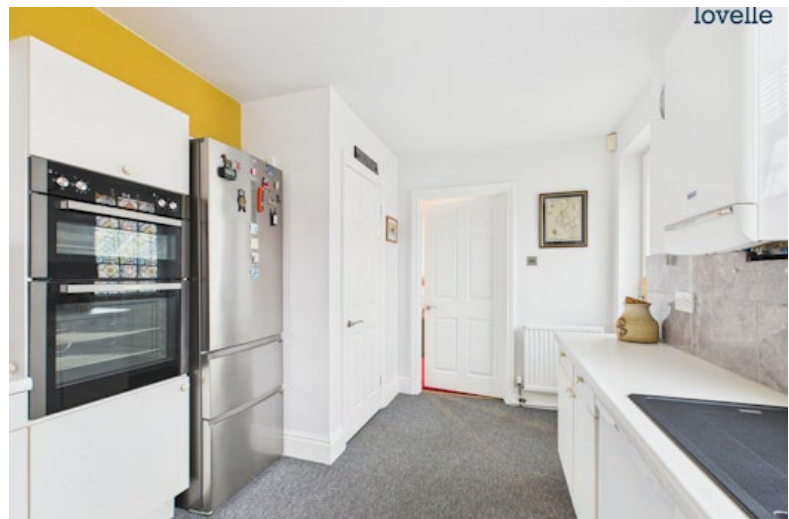
lovelle



lovelle



lovelle



lovelle



lovelle



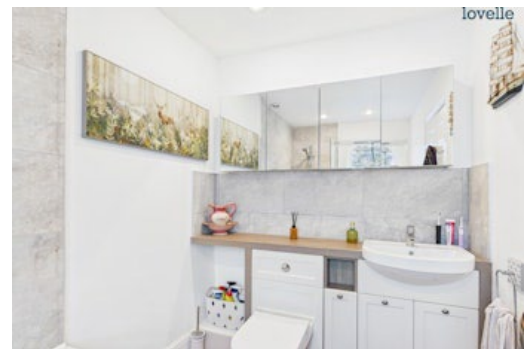
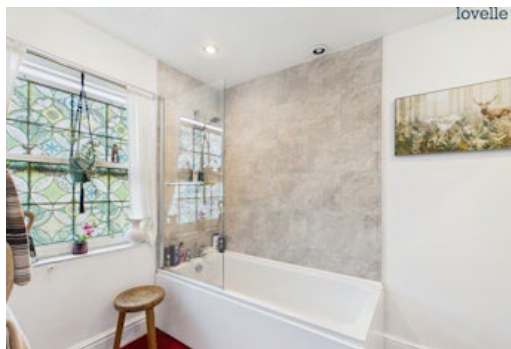
lovelle



lovelle



lovelle



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 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.

Dining Room

3.72m x 2.24m (12'2" x 7'4")

uPVC front entrance door, double glazed window to front aspect, 2 radiators, stairs to first floor accommodation and fitted storage

WC / Cloakroom

1.49m x 1.18m (4'11" x 3'11")

low level WC, pedestal hand wash basin, fitted storage, tiled splash backs, radiator and double glazed window to side aspect

Lounge

2.93m x 6.57m (9'7" x 21'7")

double glazed windows to front, side and rear aspect, 2 radiators and feature fire place

Kitchen

4.25m x 2.95m (13'11" x 9'8")

a range of fitted wall and base units, dishwasher, washing machine, electric oven, 4 ring hob, space for fridge freezer, wall mounted gas boiler, pantry cupboard, tiled splash backs, double glazed window to rear aspect and uPVC rear entrance door

Landing

1.98m x 1.94m (6'6" x 6'5")

double glazed window to rear aspect, radiator, airing cupboard and roof void access with ladder and light

Bedroom 1

3.34m x 3.96m (11'0" x 13'0")

double glazed windows to front and side aspect, radiator and a range of fitted furniture

Bedroom 2

2.86m x 3.53m (9'5" x 11'7")

double glazed window to front aspect, radiator and fitted wardrobes

Bedroom 3

2.34m x 1.96m (7'8" x 6'5")

double glazed window to rear aspect and radiator

Bathroom

1.84m x 2.92m (6'0" x 9'7")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with shower over, fitted storage, tiled splash backs, heated towel rail and double glazed window to rear aspect

Gardens

benefitting from mature, manicured gardens with paved patio area to front, side and rear aspects

Garage

up and over door, power and lighting

Driveway

gravelled driveway providing extra off road parking

Fees & Lease Information

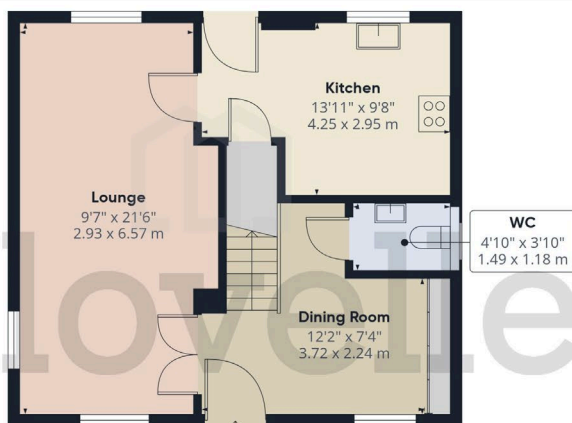
Ground Rent £0 / Service Charge - £1400 per annum. Lease Length - 986 remaining.
Unfortunately, no pets are allowed on this development

Agents Notes

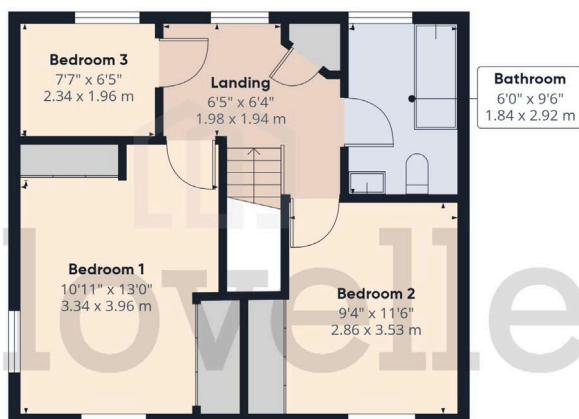
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





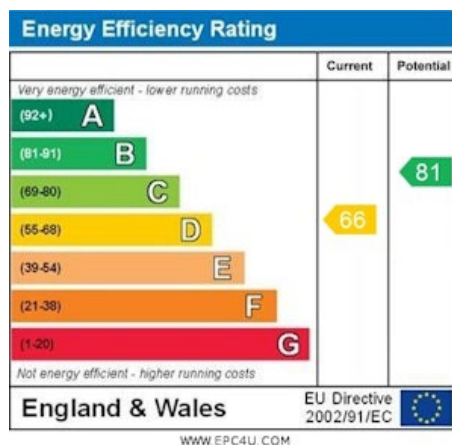
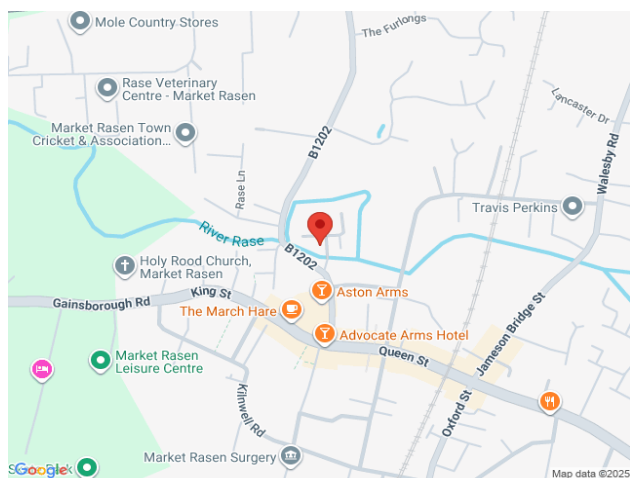
Ground Floor



Approximate total area[®]
983 ft²
91.2 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.



When it comes to **property**
it must be



01673 844069

marketrasen@lovelle.co.uk