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The Ridings, Market Rasen



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£270,000

 3  2  1

WELL PRESENTED DETACHED BUNGALOW ON POPULAR RESIDENTIAL LOCATION. Spacious & flexible accommodation comprising entrance hall, lounge diner, kitchen, utility, 3 bedrooms, ensuite and bathroom. With landscaped gardens front and rear, garage and driveway. VIEWING ADVISED

Key Features

- Detached Bungalow
- Popular Residential Location
- Well Presented Throughout
- Entrance Hall, Lounge Diner
- Kitchen, Utility Room
- 3 Bedrooms, Ensuite, Bathroom
- EPC rating C
- Tenure: Freehold



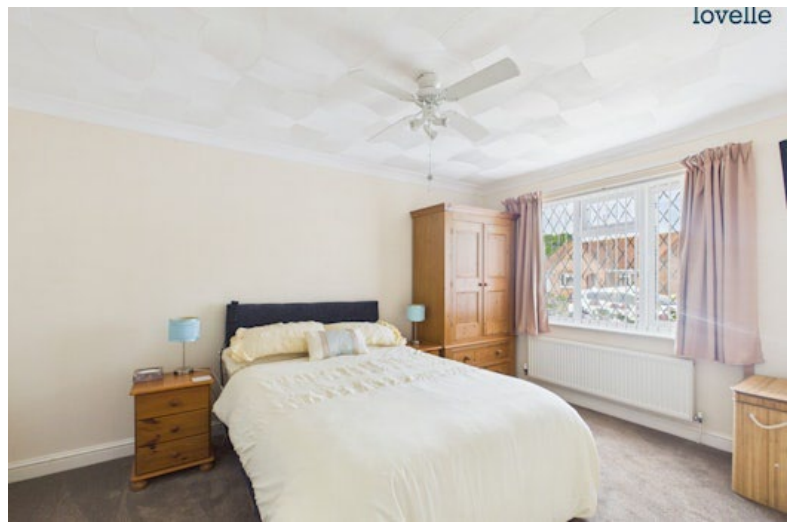
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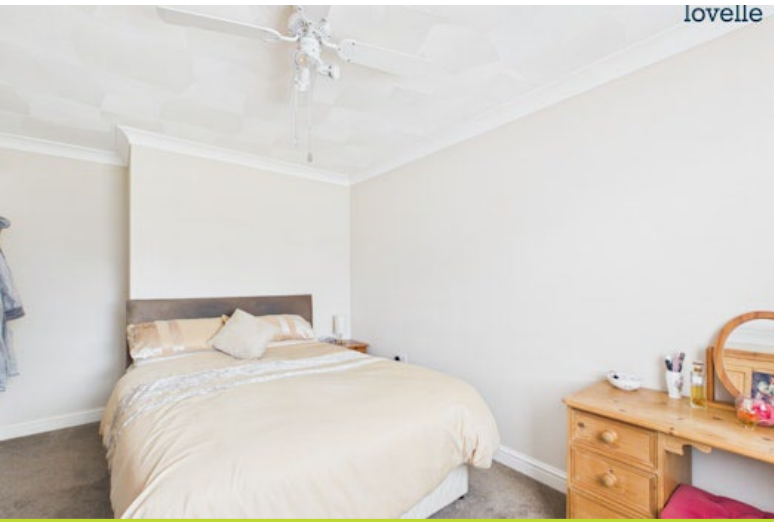
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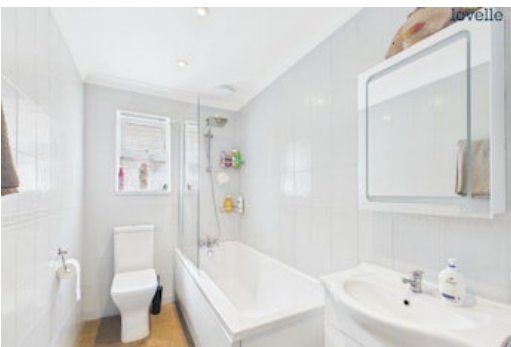
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Situation

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.

Entrance Hall

0.86m x 7.84m (2'10" x 25'8")

uPVC entrance door with adjoining side screen, radiator, roof void access, cloak cupboard and airing cupboard housing radiator

Kitchen

2.79m x 3.11m (9'2" x 10'2")

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

Utility Room

2.11m x 1.62m (6'11" x 5'4")

a range of fitted wall and base units, space for fridge freezer, space and plumbing for washing machine, tiled splash backs, vinyl flooring, radiator, double glazed window to side aspect and uPVC side entrance door

Lounge Diner

3.96m x 5.53m (13'0" x 18'1")

double glazed window to side aspect, 2 radiators, feature fireplace and uPVC rear door with adjoining side screens

Bedroom 1

2.96m x 4.16m (9'8" x 13'7")

double glazed window to front aspect and radiator

Ensuite

2.53m x 0.96m (8'4" x 3'1")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, tiled splash backs, radiator and double glazed window to side aspect

Bedroom 2

2.81m x 3.75m (9'2" x 12'4")

double glazed window to rear aspect and radiator

Bedroom 3

2.78m x 2.5m (9'1" x 8'2")

double glazed window to side aspect and radiator

Bathroom

2.54m x 1.57m (8'4" x 5'2")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with mixer shower over, fully tiled splash backs, radiator and double glazed window to side aspect

Gardens

occupying a generous plot with well maintained gardens to both front and rear, being mostly laid to lawn, with paved patio area, pergola, gravelled seating areas and planted borders

Garage

2.68m x 5.12m (8'10" x 16'10")

electric roller door, power, lighting, storage, wall mounted gas boiler and rear entrance door

Driveway

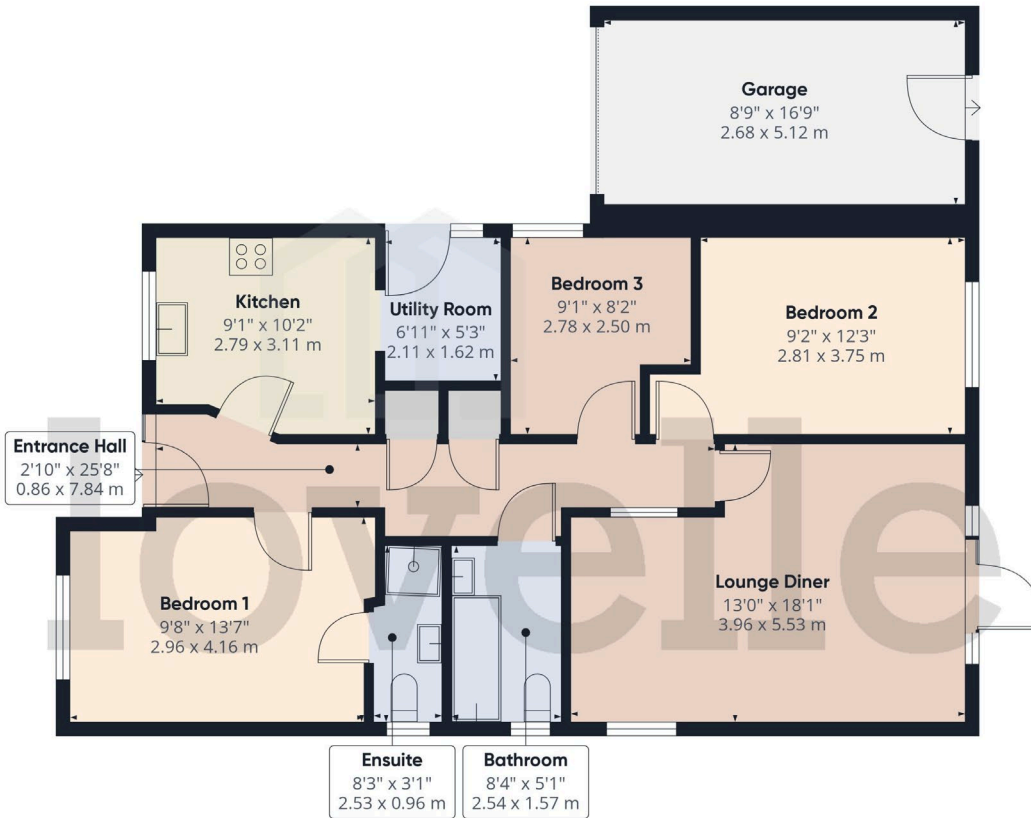
tarmac driveway providing ample off road parking

Agents Notes

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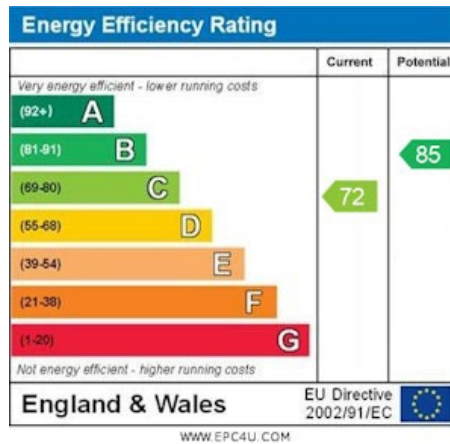




Approximate total area^m
988 ft²
91.8 m²

(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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