



CHOICE PROPERTIES

Estate Agents

32 The Brambles,
Market Rasen, LN8 3NS

Price £280,000



Choice Properties are delighted to bring to market this stunning four bedroom detached house situated on The Brambles located in the picturesque town of Market Rasen. The residence is generously sized and spacious rooms and large windows create a bright and airy interior which features four bedrooms (one ensuite), a contemporary kitchen, a living room, a dining room, a conservatory, a utility room, a downstairs wc, and a family bathroom. To the exterior, the property benefits from a single semi-detached garage, beautifully manicured gardens to the front and rear, and driveway space for a couple of vehicles. Early Viewing Is Highly Advised.

With the Additional benefit of gas fired central heating and uPVC double glazing throughout, the generously sized and abundantly bright internal living accommodation comprises:-

Hallway

12'9 x 5'11

With composite entrance door. Staircase leading to first floor landing. Under stairs storage cupboard. Console for security alarm system. Consumer unit in box unit. Telephone point. Power points. Internal doors to living room, kitchen, and dining room.

Living Room

10'6 x 15'3

Fitted with an electric fireplace. uPVC window to rear aspect. Radiator. Power points. Tv aerial point. Sliding uPVC doors leading to conservatory. Double opening internal doors leading to dining room.

Dining Room

10'6 x 8'8

With a walk in bay uPVC window to front aspect. Space for a dining room table. Radiator. Power points.

Conservatory

7'1 x 7'2

With uPVC windows to all aspects. Power points. External uPVC door leading to rear garden. Pitched glass ceiling.

Kitchen

14'2 x 8'0

Modern kitchen fitted with a range of wall and base units with granite work surfaces over. One and a half bowl stainless steel sink with stainless steel mixer tap and drainer. Twin eye level integral oven. Four ring gas hob with metro tiled splash back and extractor hood over. Fitted granite breakfast bar. Part tiled walls. Space for fridge freezer. Spot lighting. Dual aspect uPVC windows. Power points. Tv aerial point. Telephone points. Radiator. Tiled flooring. Internal door to utility room.

Utility Room

6'11 x 4'11

Fitted with a range of wall and base units with work surfaces over. Part metro tiled walls. Plumbing for washing machine. Space for dryer. Tiled flooring. Spot lighting. 'Ideal' gas boiler. Spot lighting. Extractor. Internal door to wc. External door leading to rear garden. Radiator.

Downstairs WC

6'11 x 2'10

Fitted with a push flush wc and a wash hand basin set over vanity unit with chrome mixer tap and tiled splashback. Chrome heated towel rail. Frosted window to side aspect. Extractor.

Landing

3'3 x 9'9

Internal doors to all first floor rooms. Radiator. Access to loft via loft hatch. Airing cupboard housing the hot water tank.

Bedroom 1

12'2 x 8'11

With built in storage cupboard used as fitted wardrobes. uPVC window to front aspect. Vertical radiator. Power points. Tv aerial point. Internal door to ensuite shower room.

Ensuite Shower Room

5'2 x 6'2

Fitted with a three piece suite comprised of a fully tiled shower cubicle, a push flush wc, and a wash hand basin set over vanity unit with chrome mixer tap and tiled splashback. Electric shaver points. Part tiled walls. Spot lighting. Chrome heated towel rail. Extractor. Frosted uPVC window to front aspect.

Bedroom 2

10'0 x 8'1

With built in storage cupboard used as fitted wardrobes. uPVC window to front aspect. Radiator. Power points. Tv aerial point.

Bedroom 3

8'11 x 5'0

With a large fitted wardrobe. Radiator. Power points. uPVC window to rear aspect.

Bedroom 4/Office

6'9 x 8'10

With large uPVC window to rear aspect. Radiator. Power points.

Bathroom

5'5 x 7'1

Fitted with a three piece suite comprised of a panelled bath with chrome mixer tap with fully tiled shower and bifold shower screen over, a wash hand basin set over vanity unit with chrome mixer tap, and a back to wall wc. Chrome heated towel rail. Part tiled walls. Electric shaver points. Frosted uPVC window to rear aspect. Spot lighting. Extractor.

Garage

16'1 x 8'4

Single detached garage fitted with power and lighting. Up and over garage door. Pedestrian access door to side.

Gardens

The property features exceptionally well maintained gardens to both the front and rear of the property. The front garden is a small laid to lawn garden space that is lined with an array of different plants, shrubs, and hedges which flood the space with life and colour. The rear garden is a much larger garden space in comparison and is a fully enclosed garden with fencing to the perimeter. The rear garden is part laid to lawn, and part patio and features two large patio areas ideal for outdoor seating or entertaining guests. The rear garden is also lined with various plants and shrubs adding life and colour to the space. The rear garden can also be directly accessed from the front of the property via a side access gate. The rear garden further benefits from outdoor lighting and power.

Driveway

Tarmac driveway providing off the road parking space for a couple of vehicles.

Tenure

Freehold.

Council Tax Band

Local Authority - West Lindsey District Council,
Guildhall
Marshall's Yard
Gainsborough
Lincolnshire
DN21 2NA
Tel. No. 01427 676676
Website: www.west-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

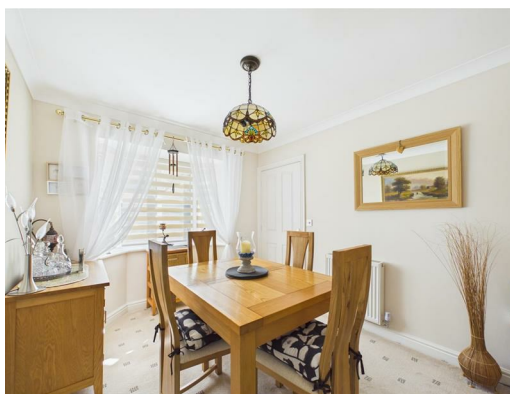
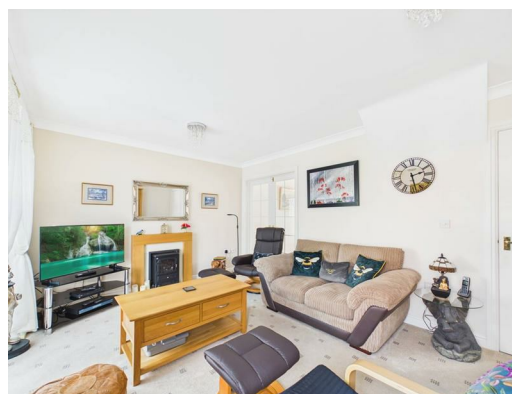
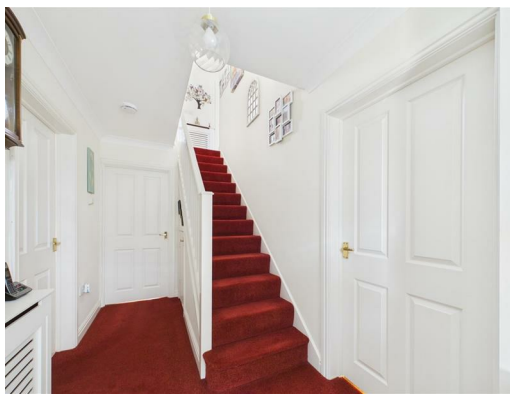
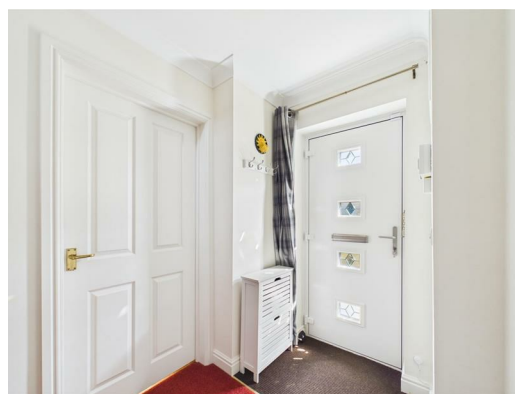
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Saturday: 9am - 3pm

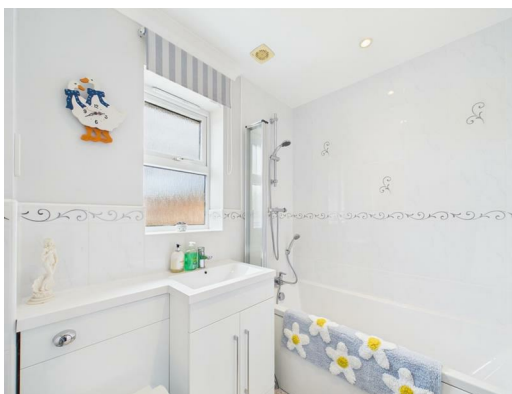
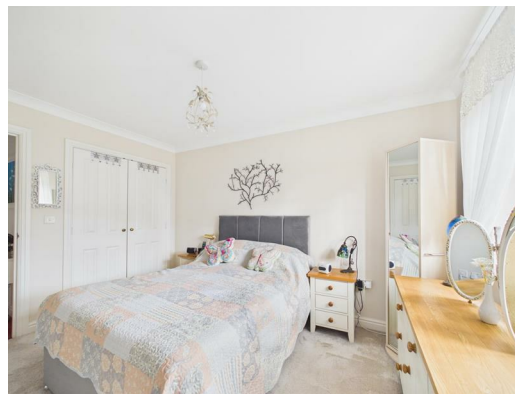
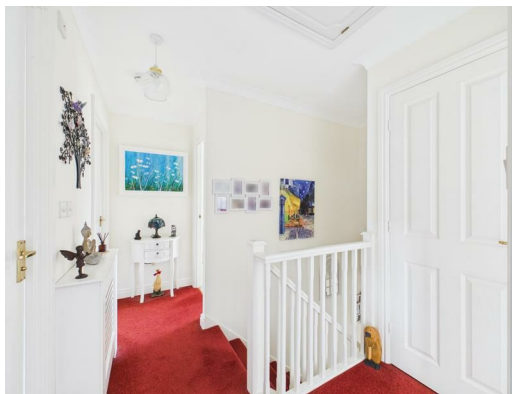
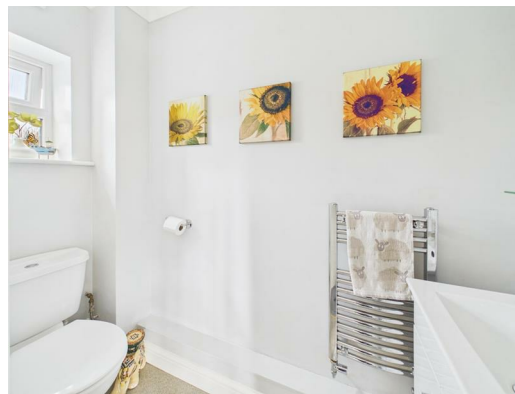
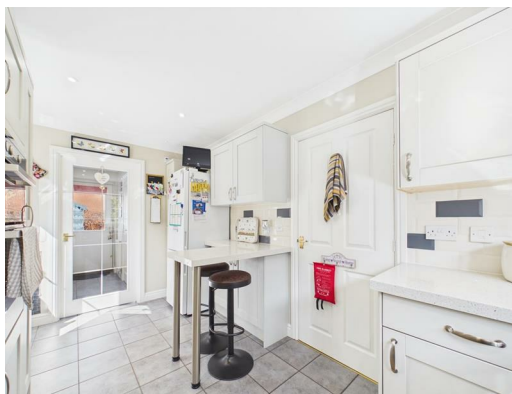
Making An Offer

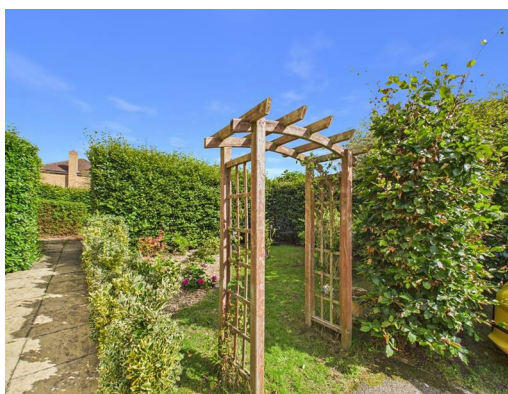
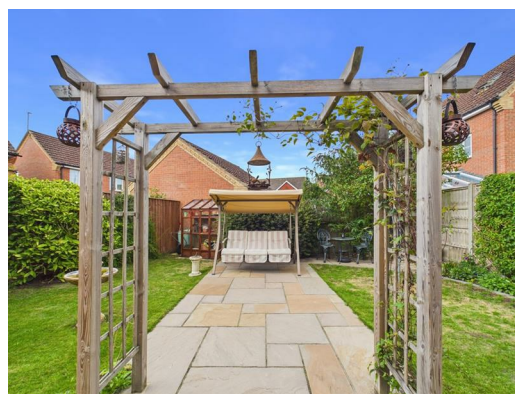
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

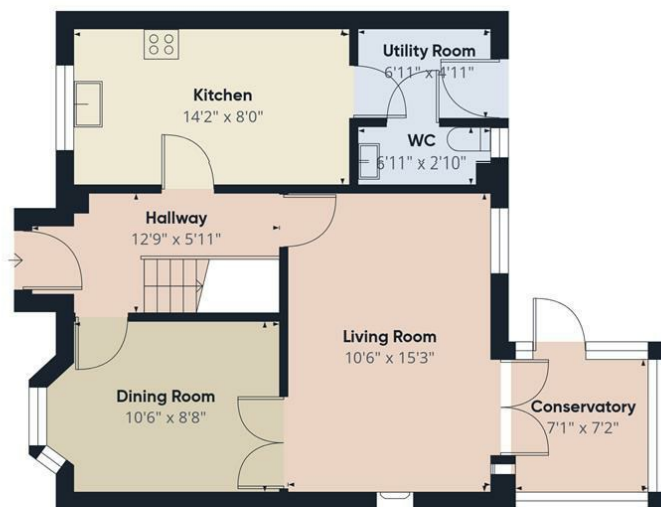
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

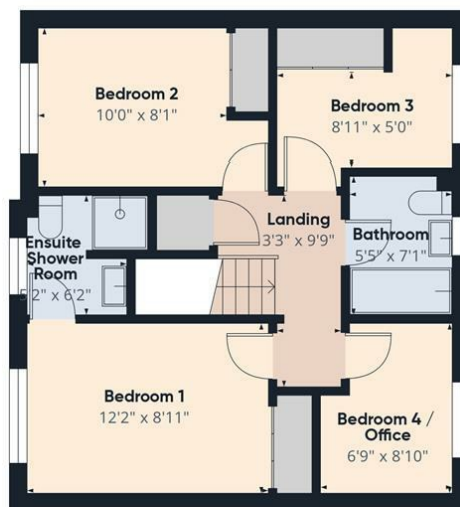




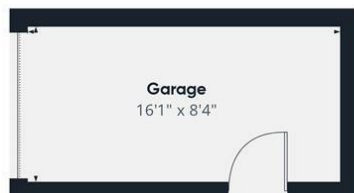




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m
1166 ft²

(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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Directions

Enter Market Rasen from the direction of Louth, after passing the Racecourse continue for a further 1.5km then turn right onto George Street. Continue for 600m then turn left onto the A46. Continue for 250m then turn right onto The Brambles. Continue for 150m and the property can be found on the right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

