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Wells Drive, Market Rasen



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£200,000



WELL PRESENTED DETACHED BUNGALOW, in popular residential location. Spacious accommodation comprising entrance porch, entrance hall, lounge, kitchen diner, 2 bedrooms & shower room with gardens front & rear, Garage & driveway.

VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- Detached Bungalow
- Popular Residential Location
- Spacious Accommodation
- Porch, Entrance Hall
- Lounge, Kitchen Diner
- 2 Bedrooms & Shower Room
- EPC rating D
- Tenure: Freehold



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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 Porch

1.17m x 0.89m (3'10" x 2'11")

uPVC entrance door, adjoining side screen and tiled flooring

Entrance Hall

1.17m x 3.42m (3'10" x 11'2")

glazed entrance door, laminate flooring, radiator, airing cupboard and cloak cupboard

Lounge

5.02m x 3.38m (16'6" x 11'1")

double glazed bay window to front aspect, radiator and feature fireplace

Kitchen Diner

3.15m x 3.11m (10'4" x 10'2")

a range of fitted wall and base units,

Bedroom 1

2.97m x 2.91m (9'8" x 9'6")

double glazed window to front aspect and radiator

Bedroom 2

2.96m x 3.58m (9'8" x 11'8")

double glazed window to rear aspect, radiator, laminate flooring and fitted storage

Shower Room

2.29m x 2.1m (7'6" x 6'11")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, tiled flooring, heated towel rail and double glazed window to rear aspect

Gardens

occupying a generous plot with garden front and rear. The front garden is mainly laid to lawn with planted shrubs and rockery. The rear garden is again mostly laid to lawn with paved patio, gravelled beds and planted shrubs, with an extra gated area perfect for storage.

Garage

2.76m x 5.23m (9'1" x 17'2")

electric roller door, power, lighting, uPVC entrance door and double glazed window to rear aspect

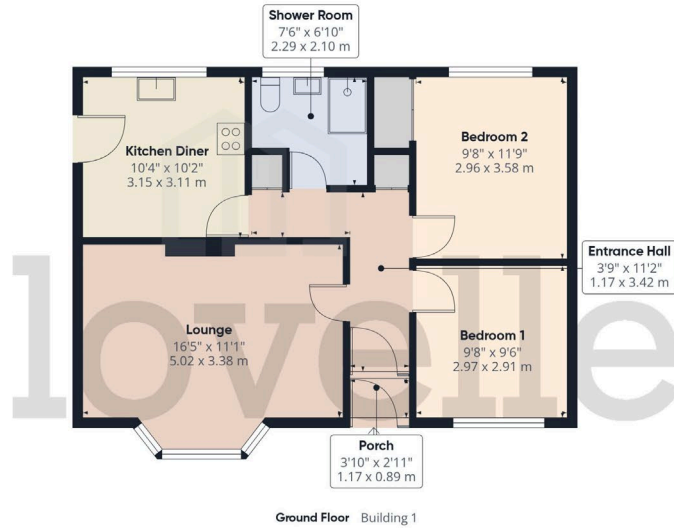
Driveway

concrete driveway providing ample off road parking for a number of vehicles

Agents Notes

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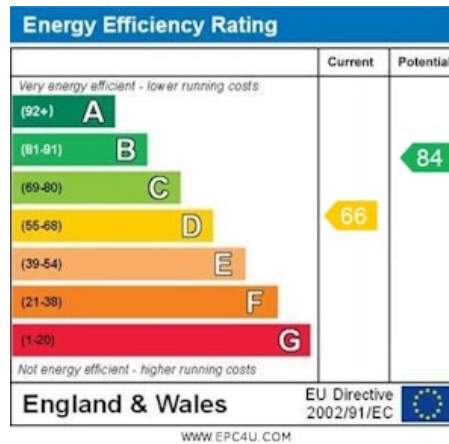
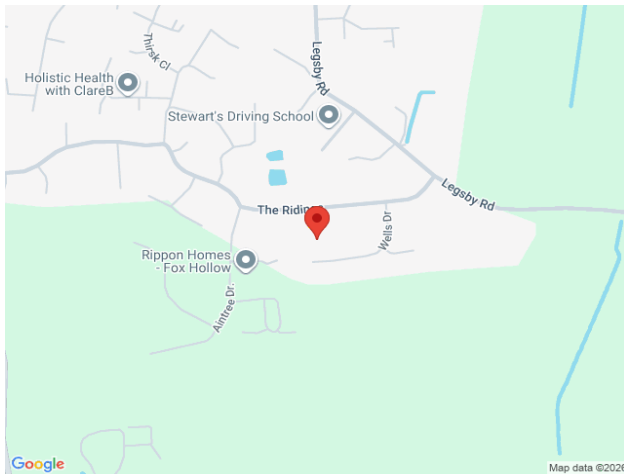
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Approximate total area^m
803 ft²
74.6 m²

(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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