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Mallard Way, Market Rasen



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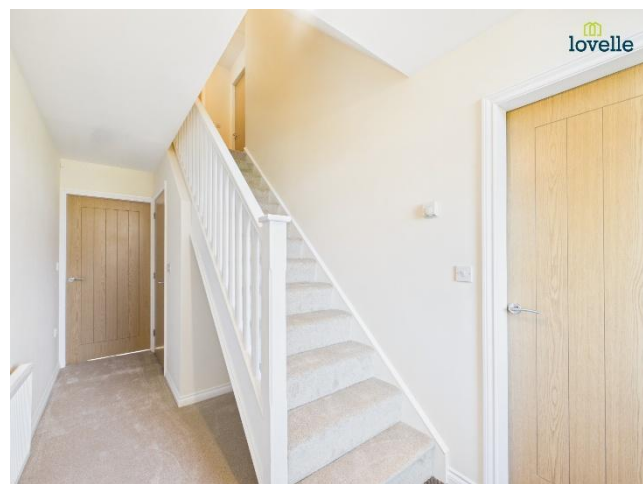
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When it comes to
property it must be


lovelle



£295,000

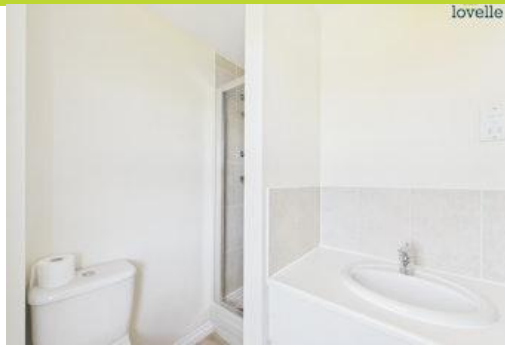


FULLY REFURBISHED & IMMACULATELY PRESENTED DETACHED HOUSE, Situated on a unique private plot overlooking the green. This spacious property offers immaculately presented accommodation comprising entrance hall, wc, study, lounge, kitchen diner, utility, 4 double bedrooms, ensuite and bathroom. With landscaped South facing gardens, double garage and allocated parking. With NO ONWARD CHAIN

Key Features

- Immaculately Presented Detached House
- Unique Private Plot - Overlooking the Green
- Fully Refurbished Throughout
- Entrance Hall, WC, Study
- Kitchen Diner, Utility, Lounge
- 4 Double Bedrooms, Ensuite & Bathroom
- South Facing Landscaped Rear Garden
- Double Garage & Allocated Parking
- No Onward Chain
- Council Tax Band D
- EPC rating C
- Tenure: Freehold





Situation

Market Rasen is a charming market town that offers an ideal setting for family life. Known for its friendly community and relaxed pace, the town combines everyday convenience with easy access to the countryside. Families are particularly well served, with a selection of local primary and secondary schools nearby, along with a range of clubs and activities for children of all ages. Outdoor space is in abundance, with scenic walking routes just a short distance from the town centre and the ever-popular Willingham Woods. The town centre has a welcoming, traditional feel, offering a variety of independent and family-run shops, including a bakery, butchers, greengrocers and more, alongside cafés and restaurants to suit all tastes and budgets. For those needing to travel further afield, Market Rasen is well positioned, approximately 16 miles from Lincoln and around 15 miles from Louth, with regular bus and rail services providing straightforward connections.

Entrance Hall

0.92m x 4.7m (3'0" x 15'5")

double glazed entrance door, radiator, stairs to first floor accommodation and storage under

WC

0.88m x 1.63m (2'11" x 5'4")

low level WC, pedestal hand wash basin, radiator, tiled splash backs and vinyl flooring

Study

2.42m x 2.91m (7'11" x 9'6")

double glazed window to front aspect and radiator

Lounge

3.21m x 4.71m (10'6" x 15'6")

double glazed window to front aspect and radiator

Kitchen Diner

7.81m x 2.8m (25'7" x 9'2")

a range of fitted wall and base units, breakfast bar, space for fridge freezer, electric oven, 4 ring gas hob, stainless steel sink unit, space and plumbing for dishwasher, vinyl flooring, 2 radiators, 2 double glazed windows to rear aspect and uPVC rear entrance door

Utility Room

2.4m x 1.63m (7'11" x 5'4")

fitted wall and base units, space and plumbing for washing machine, space for tumble dryer, space for under counter freezer, wall mounted gas boiler, radiator, vinyl flooring and double glazed entrance door

Landing

2.24m x 1.83m (7'4" x 6'0")

radiator, roof void access and airing cupboard housing hot water cylinder

Bedroom 1

3.27m x 4.23m (10'8" x 13'11")

double glazed window to front aspect and radiator

Ensuite

1.8m x 1.51m (5'11" x 5'0")

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

Bedroom 2

2.54m x 4.22m (8'4" x 13'10")

double glazed window to front aspect and radiator

Bedroom 3

2.84m x 3.32m (9'4" x 10'11")

double glazed window to rear aspect and radiator

Bedroom 4

2.5m x 3.31m (8'2" x 10'11")

double glazed window to rear aspect and radiator

Bathroom

2.25m x 1.68m (7'5" x 5'6")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, tiled splash backs, vinyl flooring, radiator and double glazed window to rear aspect





Gardens

landscaped gardens being mostly laid to patio, with lawn and borders

Double Garage & Allocated Parking

5.45m x 5.15m (17'11" x 16'11")

2 up and over doors, power, lighting and timber rear entrance door with parking to the side of the garage

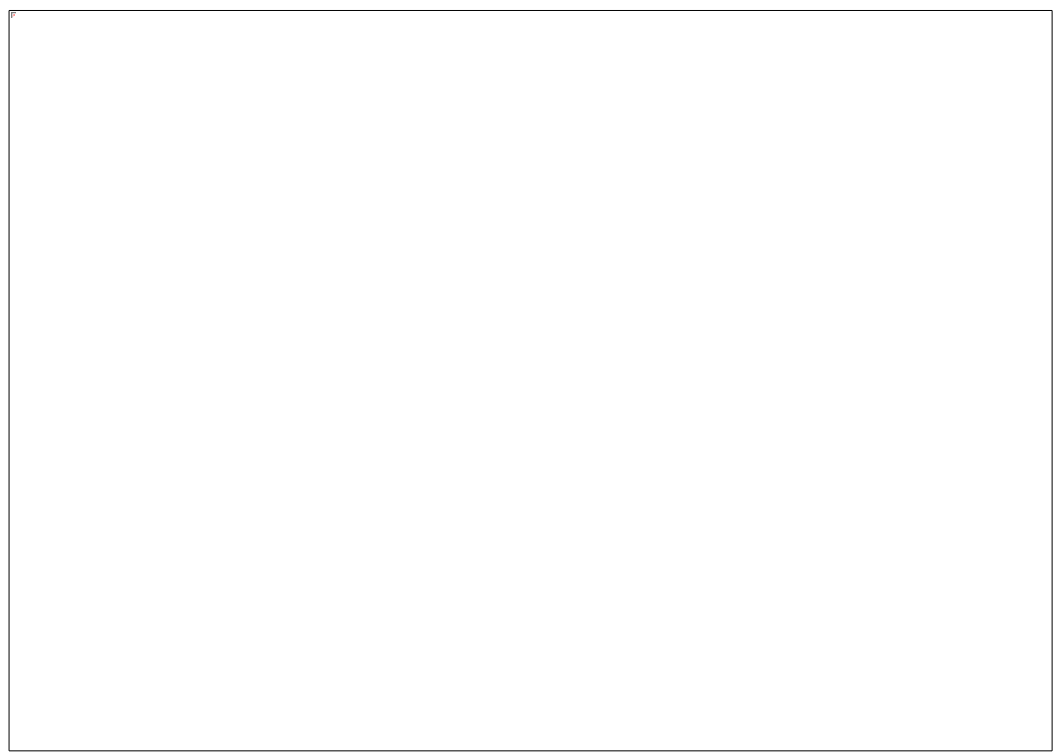
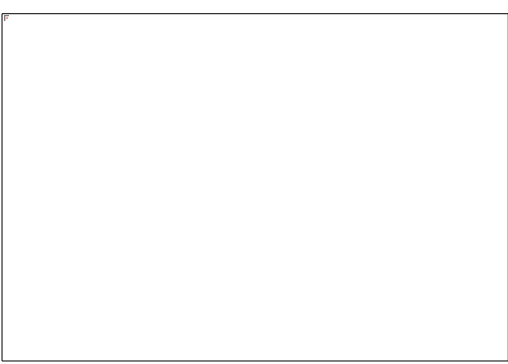
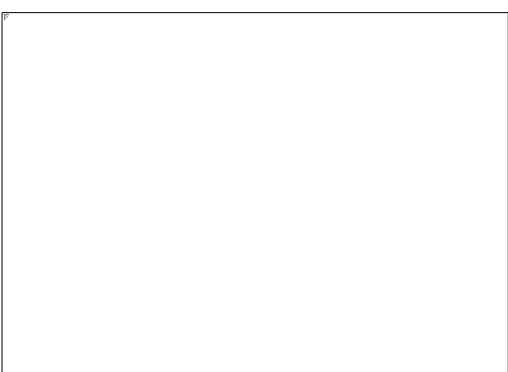
Management Fees

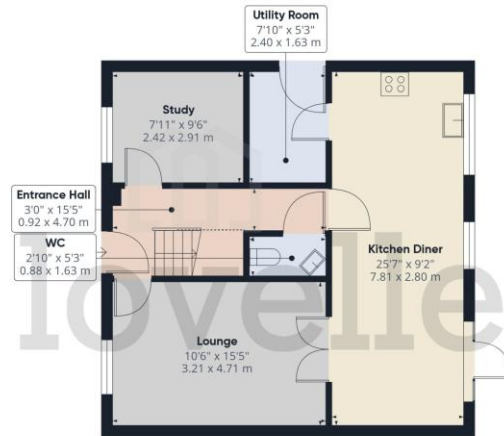
Estate grounds maintenance managed by Meadfleet, invoiced twice yearly in August and February at a cost of approx £150 per annum

Agents Notes

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Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1516 ft²
140.8 m²

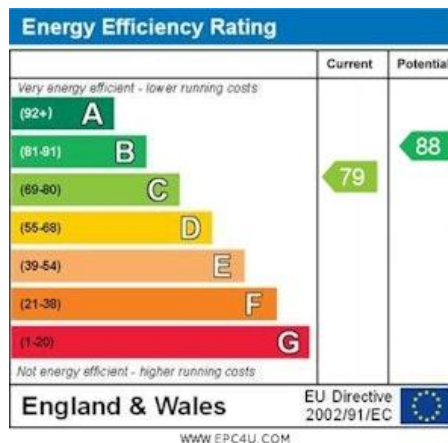
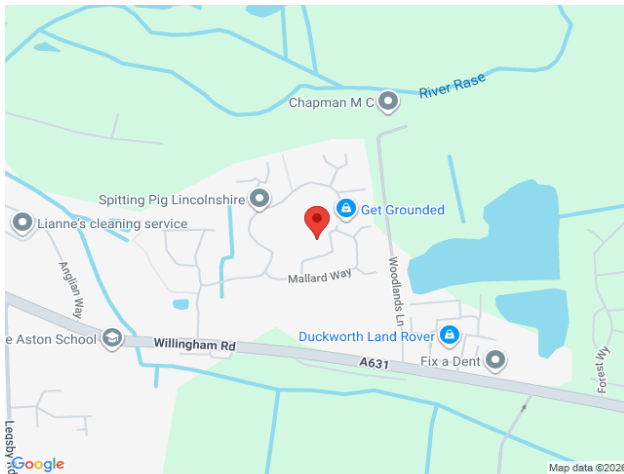
Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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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