

1 Birchwood's Close

Market Rasen, LN8 3NT

Book a Viewing!

£240,000

A beautifully presented modern Three Bedroom Detached Home situated within a popular residential area of Market Rasen. Offering well proportioned accommodation throughout, the property would make an excellent choice for families, first time buyers or those seeking a modern home with flexible additional space. The accommodation comprises an entrance hallway, spacious living room, open plan kitchen/dining room, separate utility room and ground floor WC. To the first floor there are three well proportioned bedrooms, including a principal bedroom with en-suite facilities and a family bathroom. Outside, the property benefits from enclosed front and rear gardens, with the rear garden featuring a generous paved patio and lawn. A particularly useful addition is the converted garage, which provides versatile space while retaining its original external garage door, allowing for potential use as a garage if required. Allocated parking in front of the garage. Viewing is highly recommended to appreciate the accommodation and flexibility on offer.





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LOCATION
Market Rasen is a popular market town on the edge of the Lincolnshire Wolds, offering a good range of shops, supermarkets, cafés, restaurants, public houses and everyday amenities, together with local markets and healthcare facilities.

The town is well served by local schooling, including primary education and De Aston School, while Market Rasen railway station provides services towards Lincoln and Grimsby. The A46 is also readily accessible, providing road links towards Lincoln and the wider Lincolnshire area.

The surrounding countryside provides excellent opportunities for walking and cycling, with Market Rasen Racecourse and Golf Club also nearby.

ACCOMMODATION

HALL
With radiator, external entrance door, stairs rising to the first floor and doors leading to the ground floor accommodation.

CLOAKROOM/WC
5' 11" x 3' 2" (1.8m x 0.97m) Fitted with low level WC, wash hand basin, vinyl flooring and radiator.









LIVING ROOM
17' 9" x 9' 7" (5.41m x 2.92m) With radiator, UPVC double glazed windows to the front elevation and UPVC double glazed sliding patio doors provide access to the rear garden.

KITCHEN/DINER
17' 9" x 9' 4" (5.41m x 2.84m) The dining area features laminate flooring, radiator, uPVC double glazed window to the front elevation, opening through to the kitchen. The kitchen is fitted with tiled flooring, a range of wall and base units, complemented by a central island, integrated appliances include an electric oven, gas hob with extractor over and stainless steel sink with drainer, space for a freestanding fridge/freezer and UPVC double glazed window to the rear elevation.

UTILITY ROOM
5' 3" x 6' (1.6m x 1.83m) With tiled flooring, radiator, space and plumbing for a washing machine and tumble dryer, under stairs storage housing the boiler and external door to the rear elevation.

FIRST FLOOR LANDING
With radiator, UPVC double glazed window to the rear elevation, storage above the stairs housing the water tank and access to the bedrooms and family bathroom.

BEDROOM 1
17' 11" x 9' 1" (5.46m x 2.77m) With radiator, UPVC double glazed window to the front elevation, built-in wardrobe space, decorative wooden panelling and access to the en-suite shower room.

EN-SUITE
5' 9" x 5' 7" (1.75m x 1.7m) Fitted with vinyl flooring, low level WC, wash hand basin, integrated shower cubicle with tiled surrounds, radiator and UPVC double glazed frosted window to the rear elevation.

BEDROOM 3
8' 10" x 8' 8" (2.69m x 2.64m) With radiator and UPVC double glazed window to the front elevation.

BEDROOM 2
8' 8" x 9' 7" (2.64m x 2.92m) With radiator, UPVC double glazed window to the rear elevation and built-in wardrobe space.

BATHROOM
5' 7" x 7' 3" (1.7m x 2.21m) Fitted with vinyl flooring, low level WC, wash hand basin, Jacuzzi style bath with dual taps and an overhead shower, radiator and UPVC double glazed frosted window to the rear elevation.

GARAGE/OFFICE
16' 6" x 8' 2" (5.03m x 2.49m) The garage has been converted to provide a versatile additional space, suitable for a variety of uses, subject to individual requirements. It features vinyl flooring, bi-fold patio doors opening onto the rear garden, paved patio, an external door to the rear elevation and a further window. Importantly, the original external garage door has been retained, allowing the space to potentially be used as a conventional garage if desired. There is also an allocated parking spot in front of the garage





OUTSIDE
To the front of the property there is a well maintained lawn with a paved pathway leading to the entrance door. The garden is enclosed by fencing, with side access leading through to the rear. The rear garden offers a good degree of privacy and features a generous paved patio area, ideal for outdoor seating and entertaining, alongside a well maintained lawn. There is side access to the front of the property and a further dry storage area along the side of the house.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

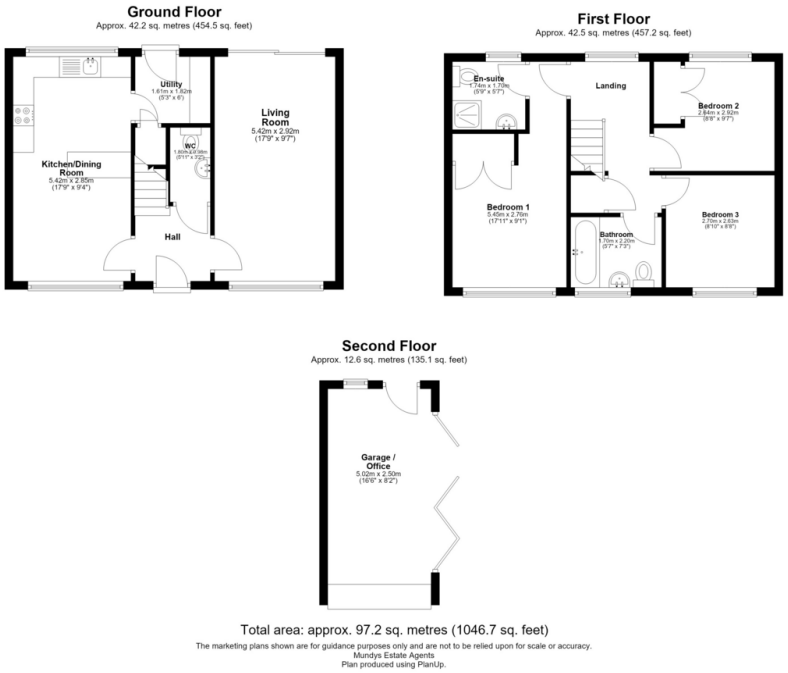
COUNCIL TAX BAND – C (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker



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1. None of the services or equipment have been checked or tested.
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