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Derby Close, Market Rasen



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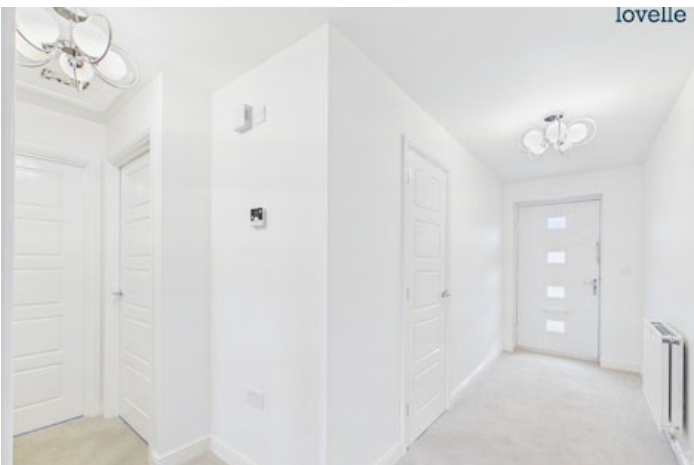
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1

When it comes to
property it must be


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£260,000



2 BEDROOM DETACHED BUNGALOW in popular residential location. Spacious accommodation comprising entrance hall, lounge, kitchen diner, 2 double bedrooms, ensuite and bathroom. Generous rear garden, garage & driveway -
NO ONWARD CHAIN

Key Features

- Modern Detached Bungalow
- Popular Residential Location
- Spacious Accommodation
- Entrance Hall, Lounge, Kitchen Diner
- Integrated Appliances
- 2 Bedrooms, Ensuite & Bathroom
- EPC rating B
- Tenure: Freehold



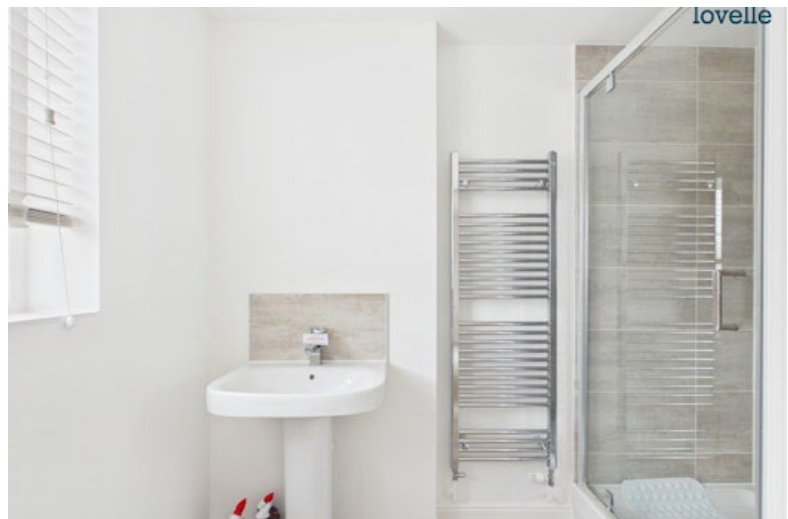
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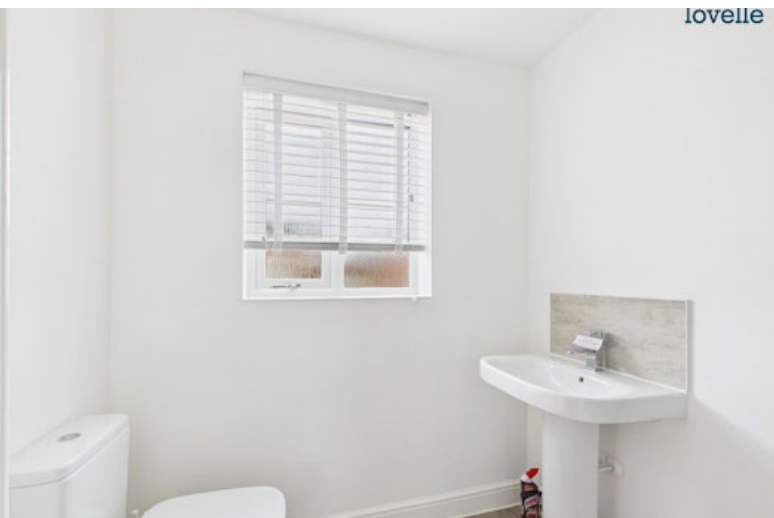
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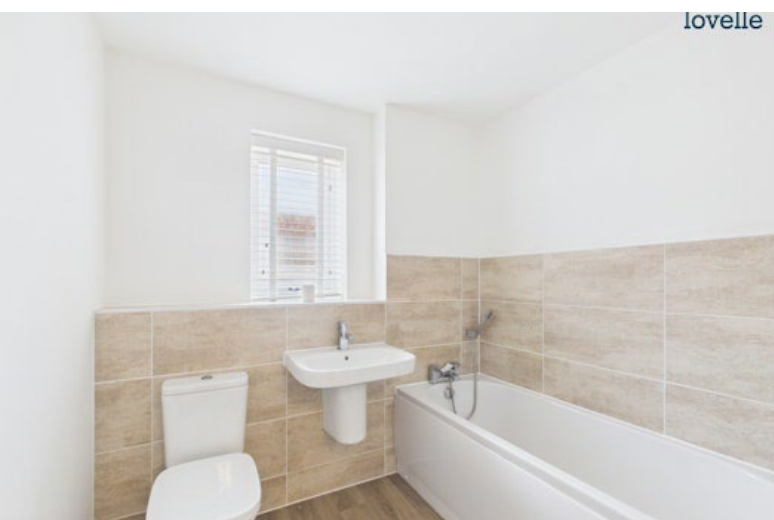
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Situation

Market Rasen is a small historic Market Town which boasts bustling streets, local shops selling local produce, friendly pubs and stunning surrounding countryside. Facilities are excellent and besides the thriving shopping centre there's a police station, fire and ambulance stations, railway station, excellent schooling, doctor's surgery, good access to NHS dentists and a library. On top of all that, there's a racecourse the only one in Lincolnshire and a golf course, and a fair number of new residential developments which have brought in new residents to this pleasant corner of Lincolnshire. This bustling town has become increasingly popular with commuters, not only because of its easy road access but also because of its rail links to Grimsby & Lincoln which now has direct trains to London. Equally, because it's one of the western gateways to the Lincolnshire Wolds, you don't need to go far to find quiet roads, pleasant footpaths and beautiful countryside.

Entrance Hall

1.41m x 4.63m (4'7" x 15'2")

composite entrance door, radiator, storage cupboard and roof void access

Lounge

4.64m x 3.73m (15'2" x 12'2")

double glazed window to front aspect and 2 radiators

Kitchen Diner

3.01m x 5.07m (9'11" x 16'7")

a range of fitted wall and base units, space and plumbing for washing machine, stainless steel sink unit, electric oven, 4 ring hob, vinyl flooring, 2 double glazed windows to rear aspect, radiator and rear entrance door

Bedroom 1

3.85m x 3.72m (12'7" x 12'2")

double glazed window to front aspect, radiator and fitted wardrobes

Ensuite

1.02m x 1.9m (3'4" x 6'2")

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

Bedroom 2

3.81m x 2.59m (12'6" x 8'6")

double glazed window to rear aspect and radiator

Bathroom

2.52m x 2.17m (8'4" x 7'1")

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

Gardens

occupying a generous plot with gardens to both front and rear. Being mostly laid to lawn with paved patio

Garage

6.04m x 3.02m (19'10" x 9'11")

up and over door, power and lighting

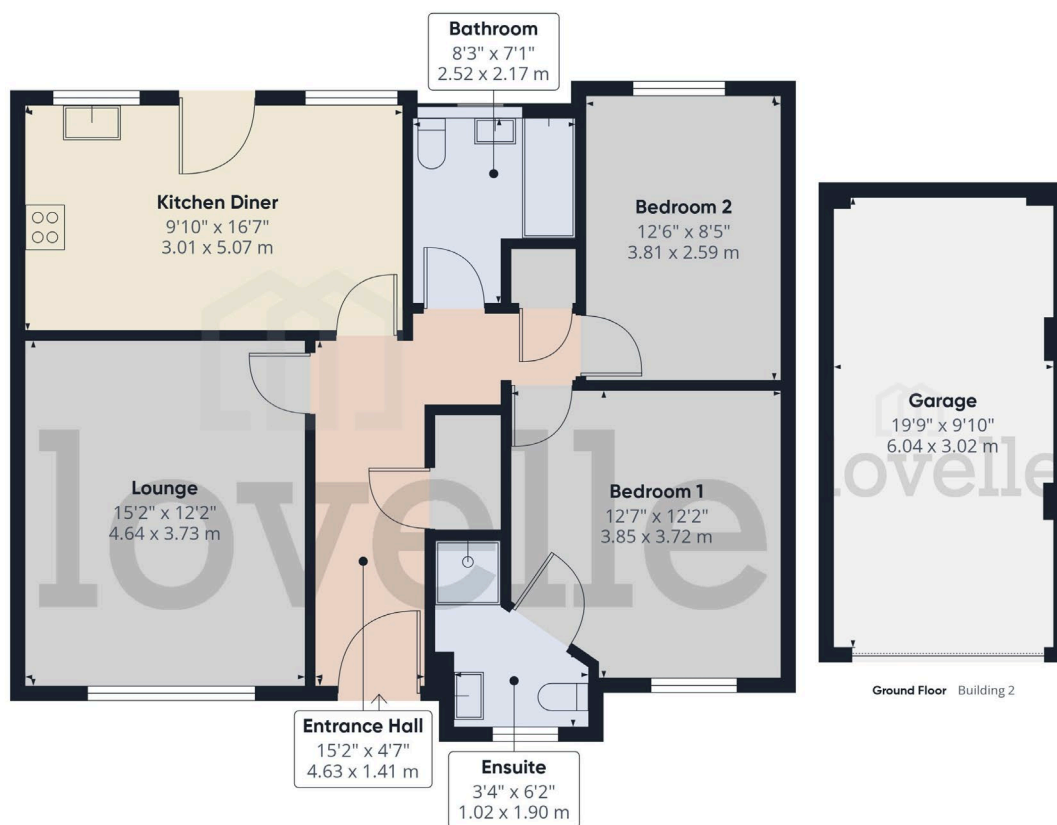
Driveway

tarmac driveway providing ample off road parking for a number of vehicles and ev charger

Agents Notes

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Approximate total area[®]
1022 ft²
94.8 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.



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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