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Lady Frances Drive, Market Rasen



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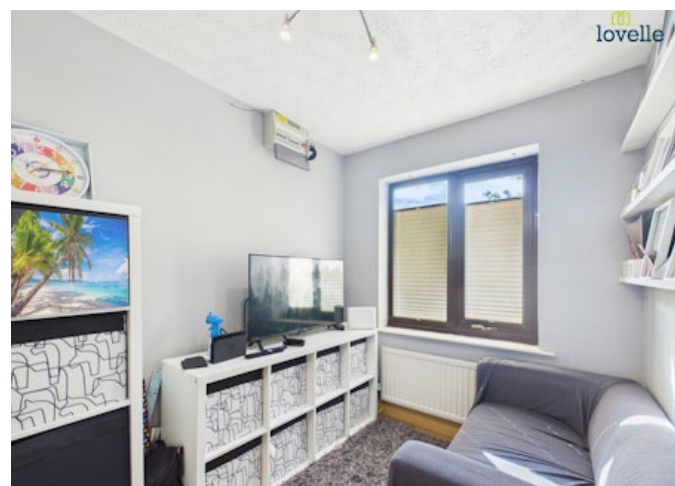
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When it comes to
property it must b


lovelle



£410,000

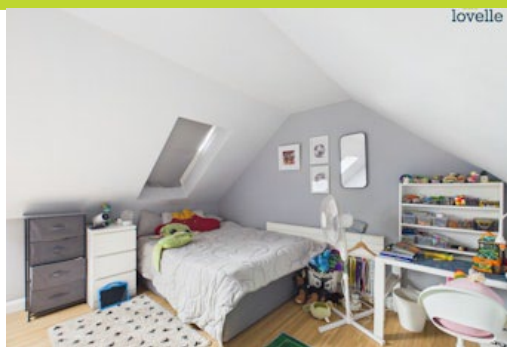
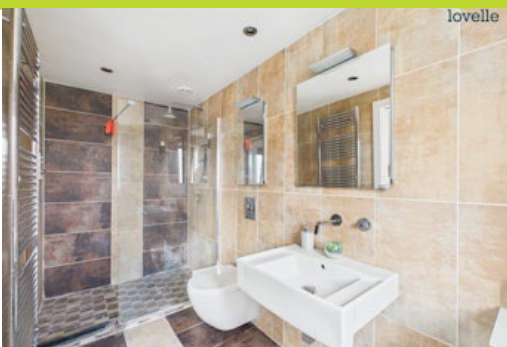


SPACIOUS AND FLEXIBLE DETACHED FAMILY HOUSE on sought after residential location! Comprising entrance porch, entrance hall, WC, study, lounge, kitchen dining room, sun room, pantry, utility, 6 bedrooms, 2 en suites, and bathroom. Gardens, Garage & Driveway. VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- Detached Family Home
- Sought After Residential Location
- Spacious & Flexible Accommodation
- Entrance Porch, Entrance Hall, WC
- Study, Lounge, Kitchen, Dining Room
- Sun Room, Utility & Pantry
- EPC rating C
- Tenure: Freehold





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

1.39m x 1.69m (4'7" x 5'6")

uPVC entrance door, radiator and vinyl flooring

Entrance Hall

3.73m x 0.94m (12'2" x 3'1")

radiator, parquet flooring and stairs to first floor accommodation

WC

1.02m x 1.59m (3'4" x 5'2")

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

Study

2.05m x 2.27m (6'8" x 7'5")

double glazed window to front aspect, radiator and wood flooring

Lounge

4.32m x 4.26m (14'2" x 14'0")

double glazed bay window to front aspect, radiator, feature fireplace and under stairs storage cupboard

Kitchen

3.24m x 3.32m (10'7" x 10'11")

a range of fitted wall and base units, 4 ring hob, electric oven, space and plumbing for dishwasher, stainless steel sink unit, breakfast bar, tiled splash backs, tiled flooring, underfloor heating and radiator

Dining Room

4.65m x 3.25m (15'4" x 10'8")

2 sky lights, radiator, underfloor heating and tiled flooring

Pantry

1.12m x 4m (3'8" x 13'1")

tiled flooring and space for storage

Sun Room

3.2m x 9.41m (10'6" x 30'11")

double glazed windows to all aspects, tiled flooring, partial underfloor heating, radiator and uPVC French doors

Utility Room

1.44m x 2.42m (4'8" x 7'11")

space for fridge freezer, space and plumbing for washing machine, space for tumble dryer and tiled flooring

Landing

airing cupboard housing hot water cylinder and stairs to second floor accommodation

Bedroom 1 / Lounge

3.74m x 3.31m (12'4" x 10'11")

2 double glazed windows to front aspect, radiator, laminate flooring and fitted storage

Dressing Room

2m x 2.54m (6'7" x 8'4")

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

Ensuite

1.5m x 3.58m (4'11" x 11'8")

3 piece suite comprising low level WC, hand wash basin, walk in shower, fully tiled splash backs, tiled flooring, heated towel rail, underfloor heating and double glazed window to rear aspect

Bedroom 5

4.37m x 3.93m (14'4" x 12'11")

Accessed via the stairs off bedroom 1, 2 skylights, radiator and laminate flooring

Bedroom 2

3.29m x 3.43m (10'10" x 11'4")

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

Ensuite

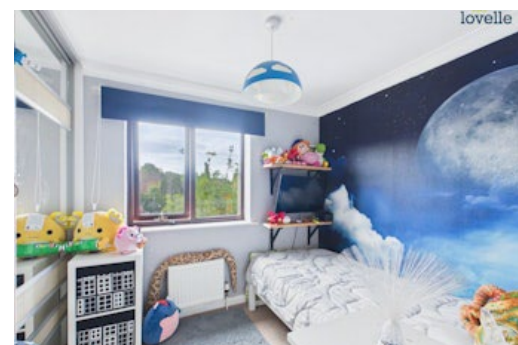
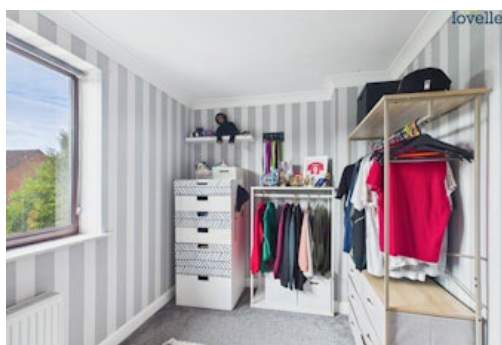
1.96m x 0.85m (6'5" x 2'10")

vanity handwash basin, shower cubicle, splash backs and vinyl flooring

Bedroom 3

3.86m x 2.19m (12'8" x 7'2")

double glazed window to front aspect and radiator





Bedroom 4

2.46m x 2.2m (8'1" x 7'2")

double glazed window to rear aspect, radiator and fitted wardrobes

Bathroom

1.65m x 2.21m (5'5" x 7'4")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with shower over, fully tiled splash backs, tiled flooring, heated towel rail, underfloor heating and double glazed window to side aspect

Office

2.54m x 1.51m (8'4" x 5'0")

double glazed window to rear aspect, radiator and laminate flooring

Landing

1.68m x 1.59m (5'6" x 5'2")

laminate flooring and fitted storage

Bedroom 6

3.33m x 3.84m (10'11" x 12'7")

skylight, laminate flooring, radiator and access to eaves storage

WC

1.41m x 1.33m (4'7" x 4'5")

low level WC, vanity hand wash basin, splash backs and vinyl flooring

Garden

being mostly laid to lawn with planted borders, paved patio area and timber storage shed

Garage

2.72m x 7.13m (8'11" x 23'5")

electric up and over door, power, lighting, wall mounted gas boiler, double glazed window to rear aspect and uPVC rear entrance door

Driveway

extensive driveway to the front of the property providing ample off road parking for a number of vehicles

Agents Notes

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Ground Floor



Floor 2

Approximate total area⁽¹⁾

2431 ft²
225.9 m²

Reduced headroom

80 ft²
7.4 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

When it comes to **property**
it must be



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