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Old Brewery Court, Market Rasen



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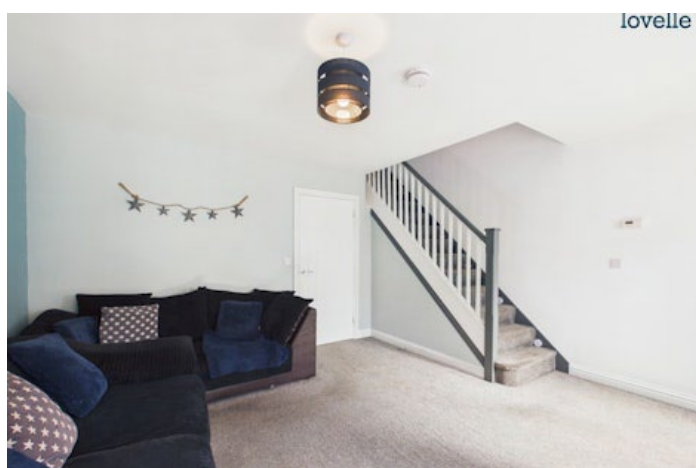
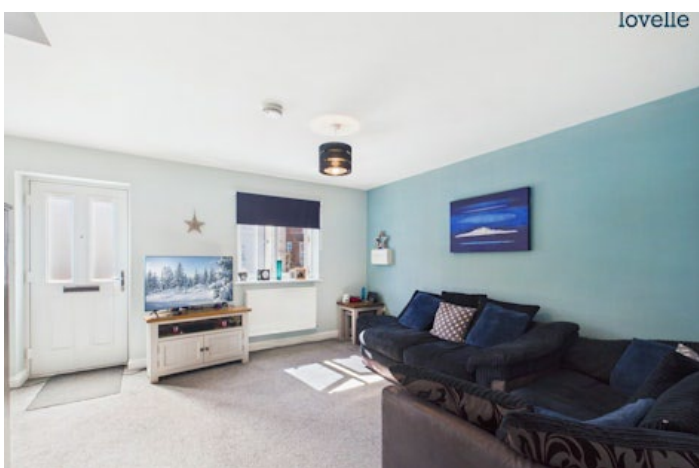
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1

When it comes to
property it must b


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£170,000



FORMERLY A 3 BED END TERRACE HOUSE, Now a spacious 2 Bedroom house, Well presented throughout comprising lounge, kitchen diner, WC, 2 Double Bedrooms and bathroom, Garden and Driveway. VIEWING ADVISED!

Key Features

- End Terrace House
- Town Centre Location
- Close to Local Amenities
- Well Presented Throughout
- Spacious Accommodation
- Lounge, Kitchen Diner, WC
- EPC rating B
- Tenure: Freehold



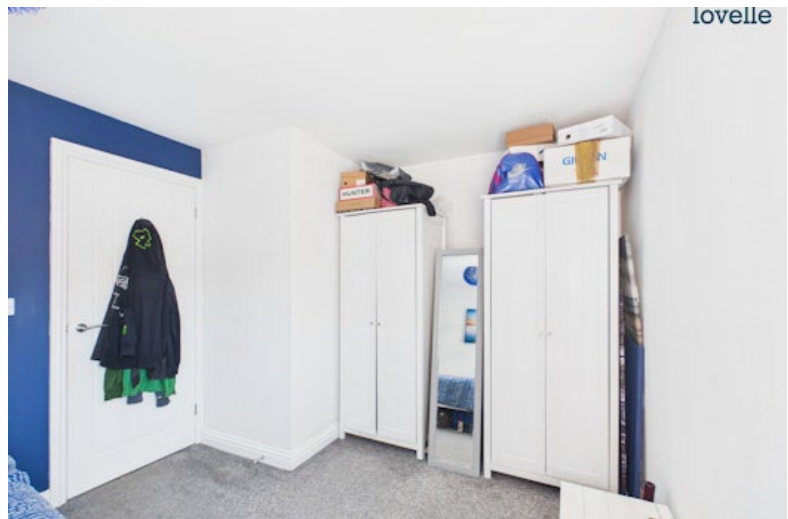
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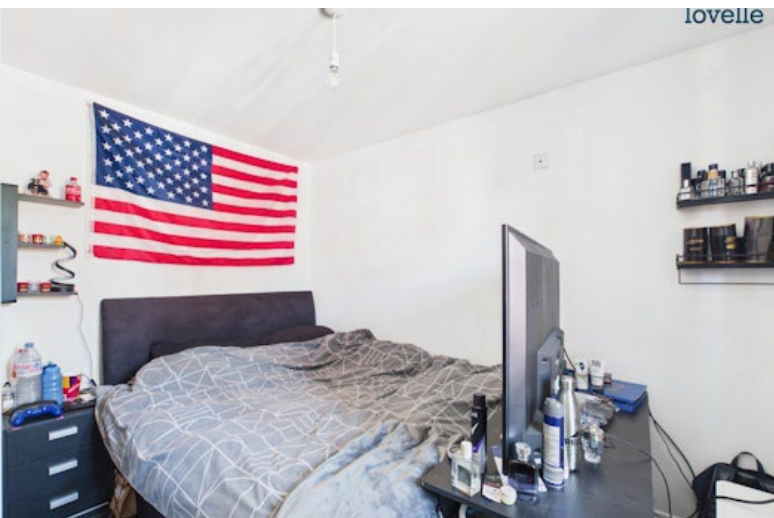
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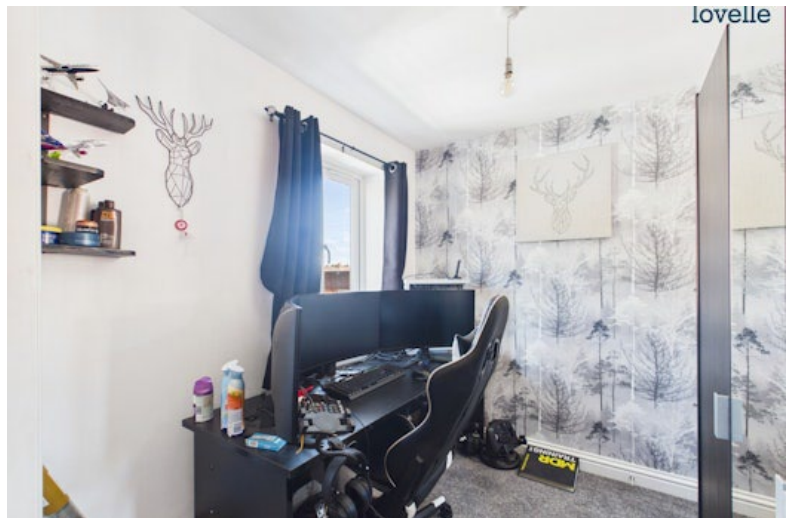
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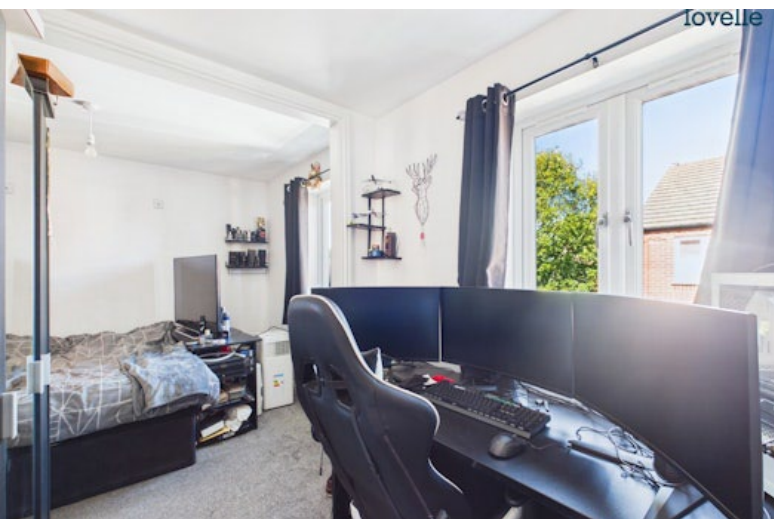
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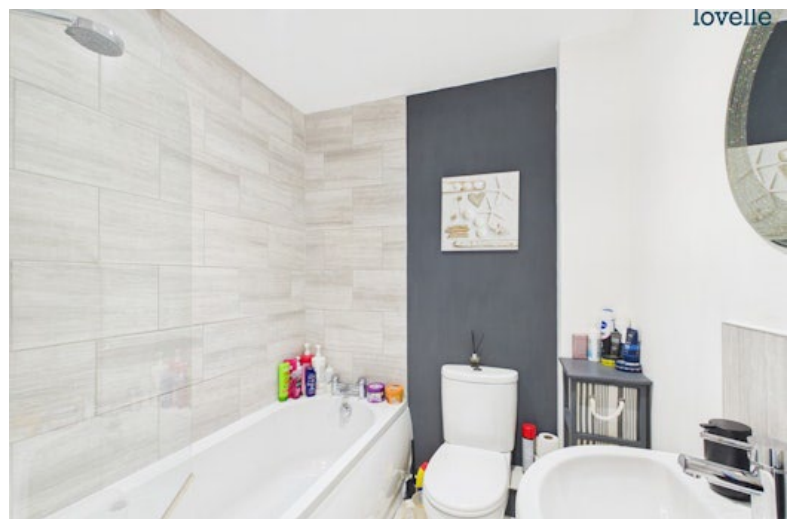
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Situation

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.

Lounge

4.11m x 4.4m (13'6" x 14'5")

double glazed entrance door, double glazed window to front aspect, radiator and stairs to first floor accommodation

Kitchen Diner

3.8m x 4.45m (12'6" x 14'7")

a range of fitted wall and base units, space for fridge freezer, space and plumbing for washing machine, sink unit, electric oven, 4 ring hob, splash backs, vinyl flooring, radiator, double glazed window to rear aspect and uPVC French doors

WC

1.87m x 0.96m (6'1" x 3'1")

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

Landing

2.72m x 1.91m (8'11" x 6'4")

roof void access

Bedroom 1

2.93m x 4.36m (9'7" x 14'4")

double glazed window to front aspect and radiator

Bedroom 2

3.13m x 1.99m (10'4" x 6'6")

formerly 2 bedrooms and could be easily split again. 2 double glazed windows to rear aspect and 2 radiators

Bathroom

1.73m x 2.32m (5'8" x 7'7")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, tiled splashbacks, vinyl flooring, heated towel rail and storage cupboard

Garden

low-maintenance rear garden being mostly laid to artificial turf, with paved patio area and planted raised borders

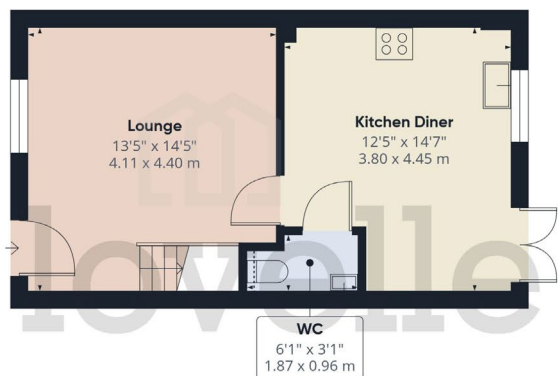
Driveway

block paved driveway providing ample off road parking for a number of vehicles

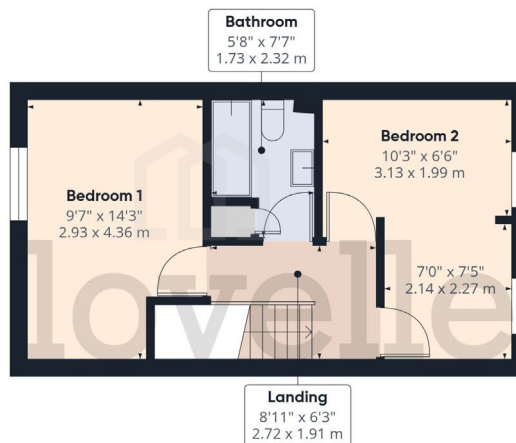
Agents Notes

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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.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

713 ft²
66.2 m²

Reduced headroom
1 ft²
0.1 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		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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01673 844069

marketrasen@lovelle.co.uk