





18 Haydock Way, Market Rasen

£195,000 Freehold

Modern Semi Detached Bungalow • Quiet Cul-de-sac Position • Close to Local Amenities • Spacious Accommodation • Entrance Hall, Lounge, Kitchen • 2 Bedrooms & Bathroom • Gardens, Garage & Driveway • NO ONWARD CHAIN

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MODERN DETACHED SEMI-DETACHED BUNGALOW, popular residential location, close to local amenities. Well presented throughout, comprising an entrance hall, lounge, kitchen, 2 bedrooms, and bathroom. Gardens front and rear, garage and driveway. NO ONWARD CHAIN

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:










BOSCH







Entrance Hall
15' 8" x 3' 6" (4.77m x 1.07m)
composite entrance door, radiator, vinyl flooring, roof void access and storage cupboard

Lounge Diner
16' 2" x 11' 4" (4.94m x 3.45m)
double glazed windows to rear aspect, uPVC rear entrance door and radiator

Kitchen
10' 6" x 7' 5" (3.21m x 2.26m)
a range of fitted wall and base units, space for fridge freezer, space and plumbing for washing machine, stainless steel sink unit, electric oven, 4 ring hob, wall mounted gas boiler, vinyl flooring, radiator, double glazed window to front aspect and composite side entrance door

Bedroom 1
11' 1" x 9' 3" (3.38m x 2.81m)
double glazed window to rear aspect and radiator

Bedroom 2
10' 9" x 9' 2" (3.28m x 2.79m)
double glazed window to front aspect and radiator

Shower Room
6' 8" x 5' 7" (2.02m x 1.71m)
3 piece suite comprising low level WC, pedestal hand wash basin, walk in shower, tiled splash backs, vinyl flooring, heated towel rail and double glazed window to side aspect

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double glazed window to front aspect and radiator

Shower Room
6' 8" x 5' 7" (2.02m x 1.71m)
3 piece suite comprising low level WC, pedestal hand wash basin, walk in shower, tiled splash backs, vinyl flooring, heated towel rail and double glazed window to side aspect

GARDEN

being mostly laid to lawn with a paved patio area and planted borders

DRIVEWAY

3 Parking Spaces

providing ample off-road parking for a number of vehicles

GARAGE

Single Garage

detached garage with electric roller door, power and lighting



VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone the number found on the last page of the particulars.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website http://www.lovelleestateagency.co.uk/privacy-policy.php and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

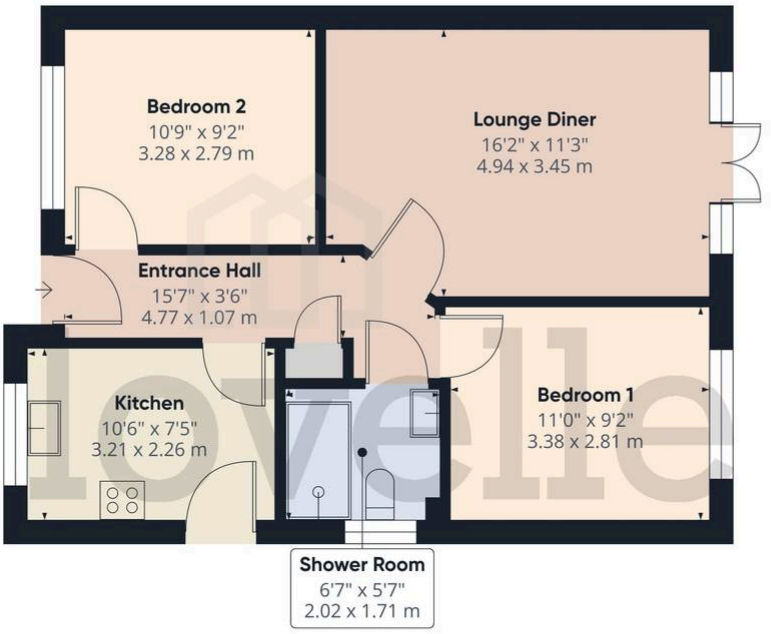
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. 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 Building 1



Ground Floor Building 2

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Approximate total area(1)

736 ft²

68.3 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.

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