

Buy. Sell. Rent. Let.

lovelle



Waterloo Street, Market Rasen



2



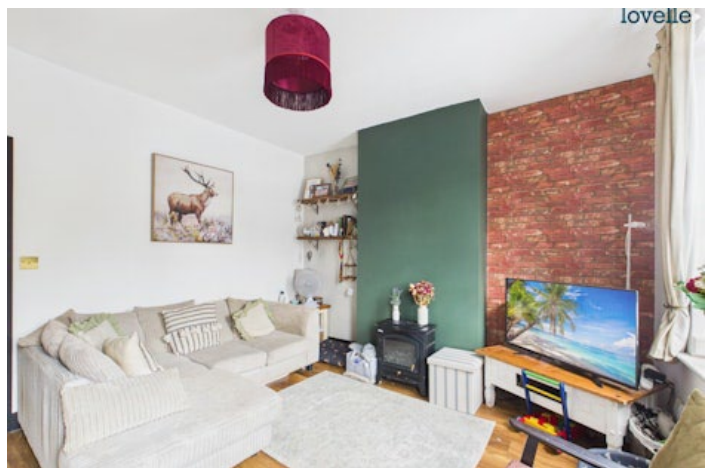
1



1

When it comes to
property it must b


lovelle



£127,500



Attractive terraced house in Market Rasen. Offering spacious accommodation with lounge, dining room, kitchen, ground floor shower room, 2 bedrooms, bathroom, private rear garden, gas central heating, and close to local amenities. VIEWING ADVISED

Key Features

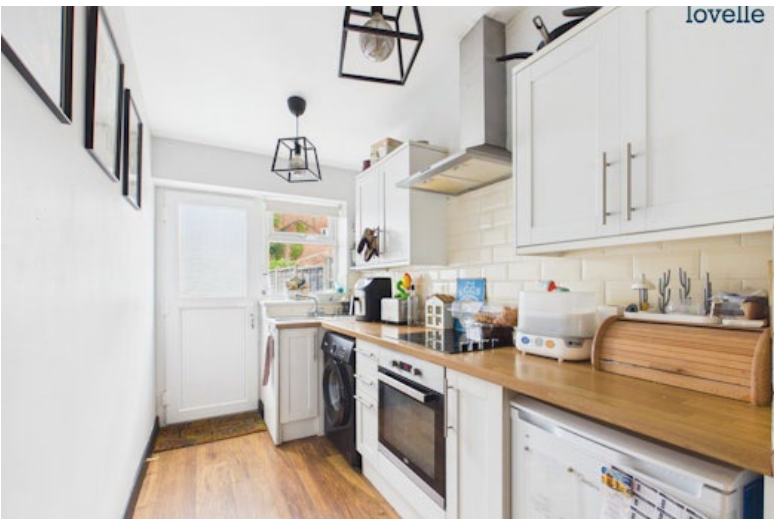
- Terraced House
- Town Centre Location
- Close to Local Amenities
- Spacious Accommodation
- Lounge, Dining Room, Kitchen
- 2 Bedrooms, Bathroom & Shower Room
- EPC rating C
- Tenure: Freehold



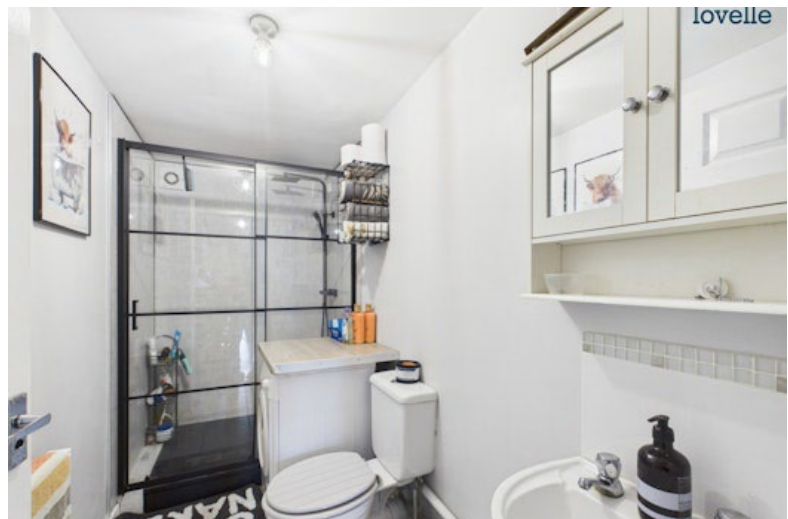
lovelle



lovelle



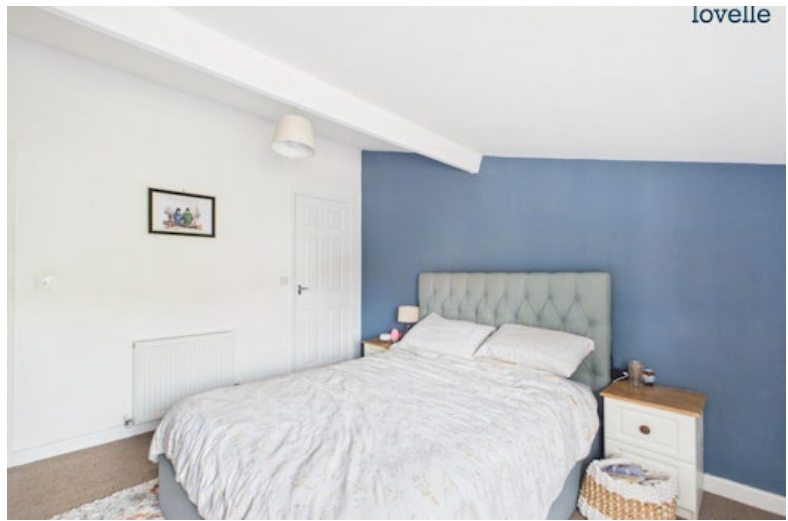
lovelle



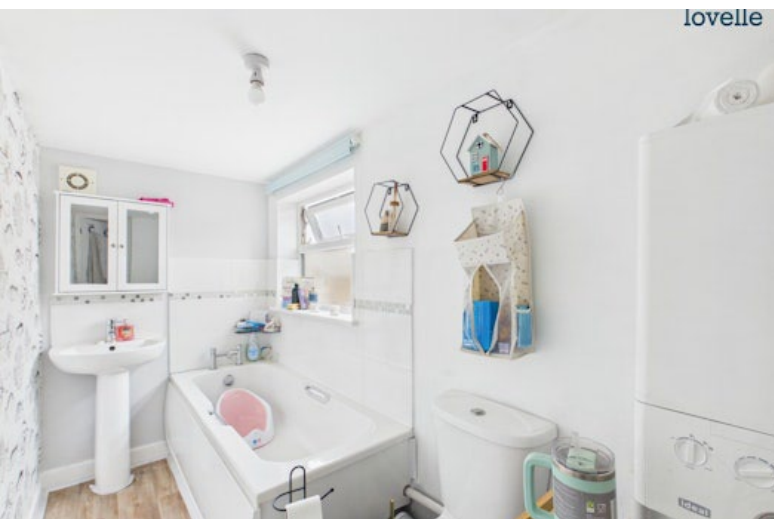
lovelle



lovelle



lovelle



lovelle



lovelle



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

3.65m x 3.61m (12'0" x 11'10")

uPVC entrance entrance door, double glazed window to front aspect, radiator and laminate flooring

Dining Room

3.63m x 3.64m (11'11" x 11'11")

fitted storage, radiator, laminate flooring and understairs storage

Kitchen

1.78m x 3m (5'10" x 9'10")

a range of fitted wall and base units, stainless steel sink unit, space and plumbing for washing machine, electric oven, 4 ring hob, space for under counter fridge, tiled splashbacks, radiator, laminate flooring, double glazed window to rear aspect and uPVC rear entrance door

Ground Floor Shower Room

1.31m x 3.12m (4'4" x 10'2")

low level WC, pedestal hand wash basin, shower cubicle, splash backs, space for tumble dryer, tiled flooring and radiator

Bedroom 1

3.64m x 3.63m (11'11" x 11'11")

double glazed window to rear aspect, radiator and fitted storage

Bathroom

1.32m x 3.12m (4'4" x 10'2")

3-piece suite comprising low level WC, pedestal hand wash basin, panelled bath, tiled splash backs, wall mounted gas boiler, vinyl flooring, radiator and double glazed window to side aspect

Bedroom 2

3.62m x 3.61m (11'11" x 11'10")

double glazed window to front aspect, radiator, roof void access and feature fireplace

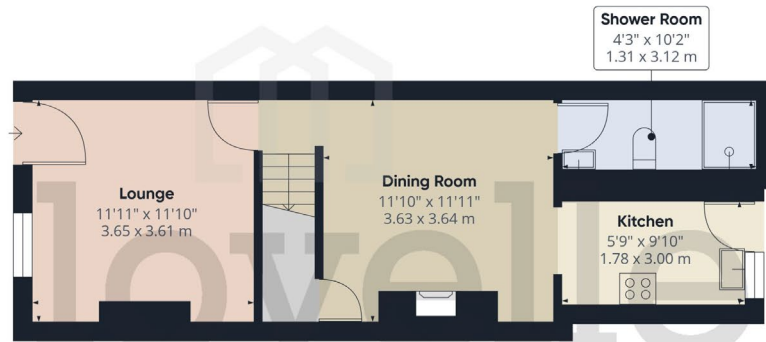
Gardens

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

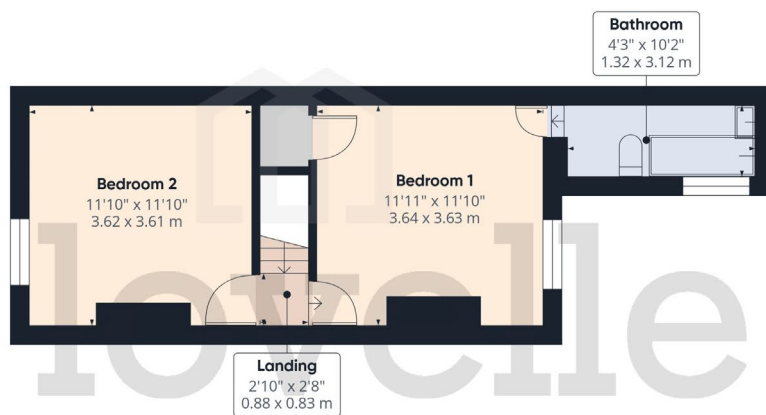
Agents Notes

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.



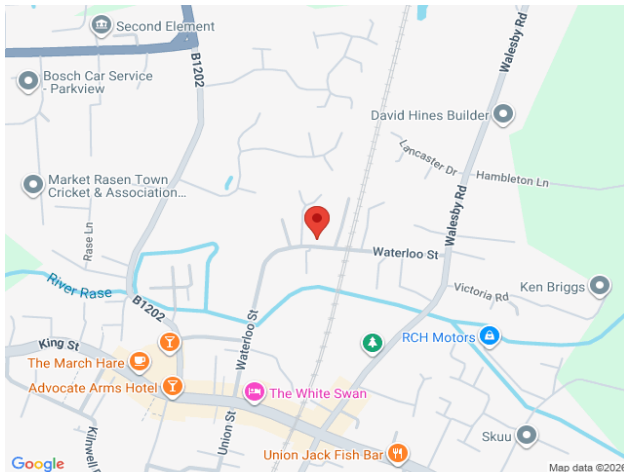
Ground Floor



Approximate total area¹⁾
744 ft²
69 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		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	86 B

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



01673 844069

marketrasen@lovelle.co.uk