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Dear Street, Market Rasen



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£128,000



IMMACUATELY PRESENTED TERRACED HOUSE. Town Centre Location & Close to Local Amenities. Recently renovated comprising Lounge, Kitchen Diner, 2 Bedrooms & Bathroom with Courtyard garden and outbuilding. An ideal investment or first time buy with NO ONWARD CHAIN

#### Key Features

- Modern Terraced House
- Recently Renovated
- Spacious Accommodation
- Lounge, Kitchen Diner
- 2 Bedrooms & Bathroom
- Courtyard Garden & Outbuilding
- EPC rating C
- Tenure: Freehold



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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

3.68m x 3.46m (12'1" x 11'5")

uPVC front entrance door, double glazed window to front aspect, radiator and feature fireplace

## Kitchen Diner

3.45m x 3.45m (11'4" x 11'4")

a range of fitted wall and base units, stainless steel sink unit, electric oven, 4 ring gas hob, space and plumbing for washing machine, space for fridge freezer, tiled splash backs, vinyl flooring, radiator, stairs to first floor accommodation, double glazed window to rear aspect and uPVC rear entrance door

## Landing

1.08m x 0.88m (3'6" x 2'11")

## Bedroom 1

3.7m x 3.37m (12'1" x 11'1")

double glazed window to front aspect and radiator

## Bedroom 2

2.39m x 1.37m (7'10" x 4'6")

double glazed window to rear aspect and radiator

## Bathroom

3.29m x 1.29m (10'10" x 4'2")

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

## Courtyard Garden

benefitting from a courtyard style garden to the rear

## Outbuilding

1.67m x 3.18m (5'6" x 10'5")

further benefitting from a brick built outbuilding

## 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.

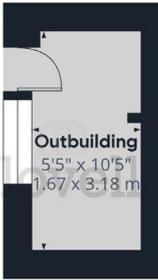
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
552.84 ft<sup>2</sup>  
51.36 m<sup>2</sup>

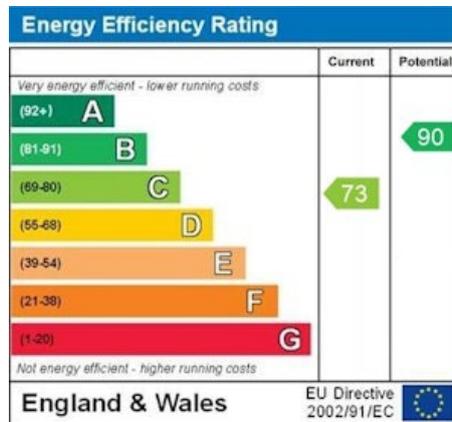
Reduced headroom  
9.89 ft<sup>2</sup>  
0.92 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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