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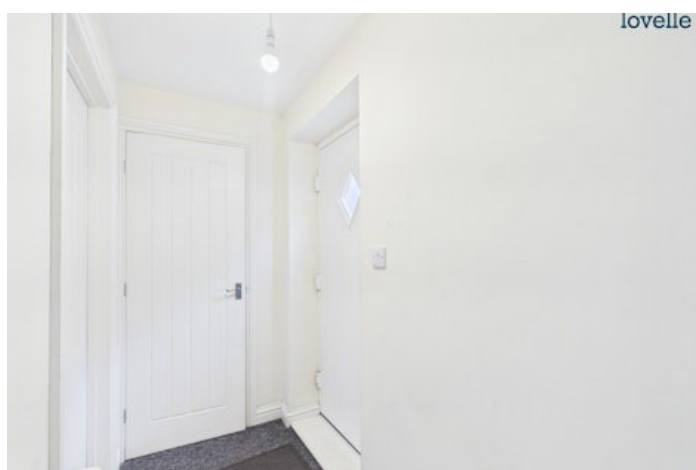


Peatfields Row, Market Rasen



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property it must be


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£120,000



WELL PRESENTED TOWN CENTRE LOCATION COTTAGE. Close to all local amenities, comprising entrance hall, lounge, kitchen diner, wc, 2 bedrooms and bathroom. With allocated parking. AN IDEAL INVESTMENT / FIRST TIME BUY with NO ONWARD CHAIN

Key Features

- Mid Terrace Cottage
- Town Centre Location
- Close to Local Amenities
- Well Presented Throughout
- Entrance Hall, Lounge
- Kitchen Diner, WC
- EPC rating D
- 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.

Entrance Hall

1m x 2.23m (3'4" x 7'4")

composite front entrance door, electric heater and cloak cupboard

Lounge

4.24m x 2.86m (13'11" x 9'5")

double glazed window to rear aspect and electric heater

Kitchen Diner

2.68m x 3.01m (8'10" x 9'11")

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, tiled splash backs, vinyl flooring and double glazed window to rear aspect

Dining Room

2.76m x 2.09m (9'1" x 6'11")

stairs to first floor accommodation and electric heater

WC

1.45m x 0.77m (4'10" x 2'6")

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

Landing

1m x 3.13m (3'4" x 10'4")

electric heater, roof void access and airing cupboard housing hot water cylinder

Bedroom 1

3.58m x 2.76m (11'8" x 9'1")

double glazed window to rear aspect and electric heater

Bedroom 2

2.21m x 3.13m (7'4" x 10'4")

double glazed window to rear aspect and electric heater

Bathroom

1.62m x 2.89m (5'4" x 9'6")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with electric shower over, splash backs, heated towel rail and vinyl flooring

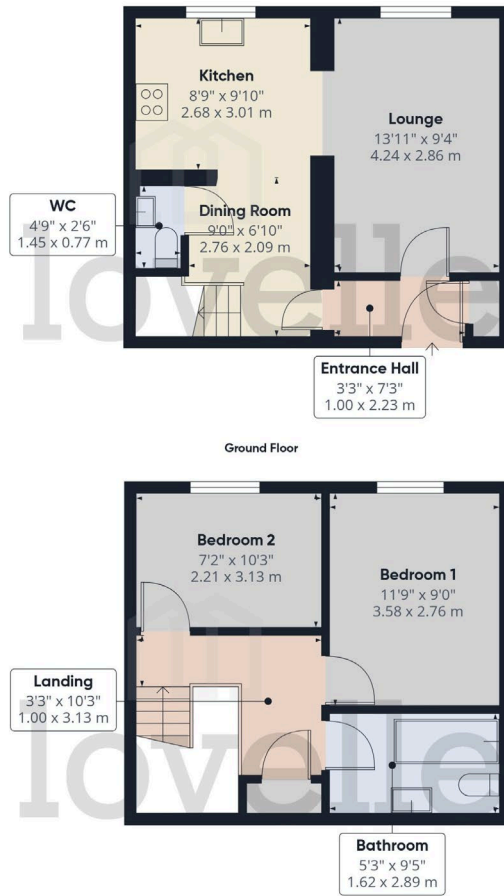
Parking

the property benefits from an allocated parking space

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.

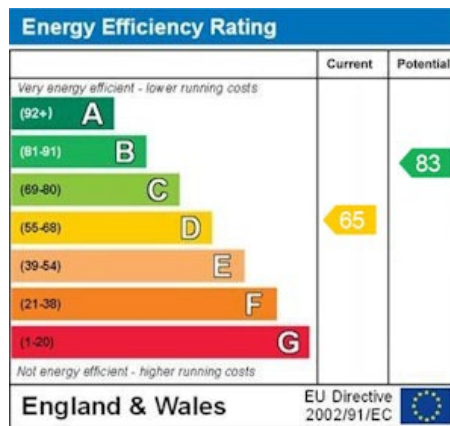
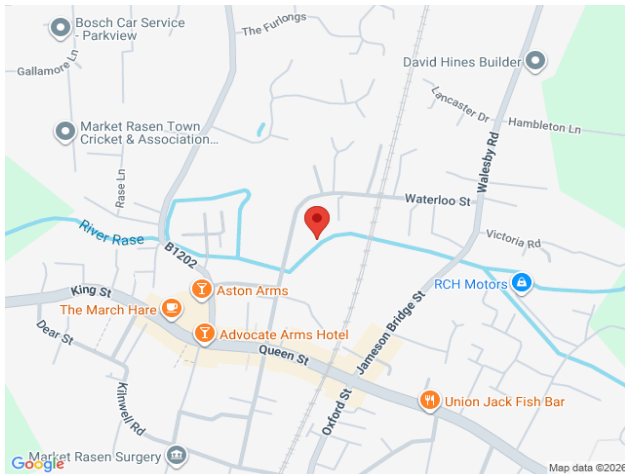
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Approximate total area^m
623 ft²
57.8 m²

(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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