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Willingham Road, Market Rasen



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£140,000



3 STOREY MID TERRACED TOWNHOUSE, Town centre location, close to local amenities offering spacious accommodation comprising entrance hall, lounge, dining room, kitchen, 4 bedrooms and bathroom. Generous gardens with outbuildings, garage and parking.

NO ONWARD CHAIN

Key Features

- Spacious Terraced House
- 3 Storey Town House
- Town Centre Location
- Close to Local Amenities
- Entrance Hall, Lounge
- Dining Room, Kitchen
- EPC rating TBC
- 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

0.94m x 4.32m (3'1" x 14'2")

uPVC entrance door, vinyl flooring and stairs to first floor accommodation

Lounge

3.49m x 3.51m (11'6" x 11'6")

double glazed window to front aspect, radiator and feature fire place

Dining Room

3.79m x 3.05m (12'5" x 10'0")

fitted storage, electric heater and understairs cupboard

Kitchen

4.47m x 2.59m (14'8" x 8'6")

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

Landing 1

1.54m x 3.07m (5'1" x 10'1")

double glazed window to rear aspect and stairs to second floor accommodation

Bedroom 1

3.9m x 3.63m (12'10" x 11'11")

double glazed window to front aspect, radiator and fitted wardrobes

Bathroom

2.44m x 2.98m (8'0" x 9'10")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with electric shower, fitted storage, tiled splash backs, laminate flooring and double glazed window to rear aspect

Landing 2

1.81m x 2.3m (5'11" x 7'6")

double glazed window to rear aspect

Bedroom 2

2.29m x 3.03m (7'6" x 9'11")

double glazed window to rear aspect and radiator

Bedroom 3

1.94m x 3.65m (6'5" x 12'0")

double glazed window to front aspect and radiator

Bedroom 4

2.16m x 2.71m (7'1" x 8'11")

double glazed window to front aspect and radiator

Gardens

occupying a generous plot, being mostly laid to lawn, with concrete seating areas, timber shed, summer house and brick built outbuilding housing wall mounted gas boiler

Garage

3.22m x 6.09m (10'7" x 20'0")

up and over door, timber side entrance door and window to side aspect

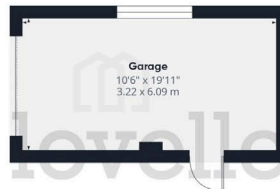
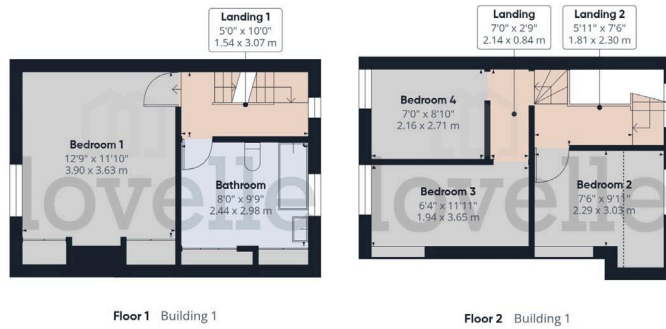
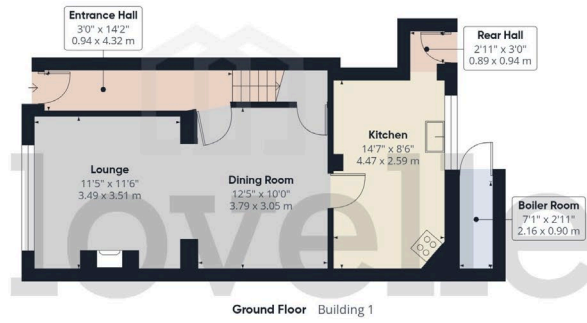
Parking

concrete parking to the front of the garage

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.



Approximate total area⁽¹⁾

1260 ft²
117 m²

Reduced headroom

27 ft²
2.5 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.



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