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Willingham Road, Market Rasen



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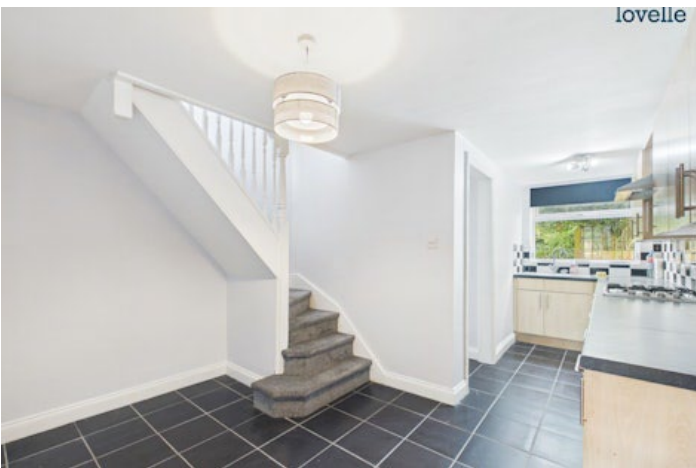
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When it comes to
property it must be


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£150,000



RECENTLY REFURBISHED MID TERRACED HOUSE - Town centre location and close to local amenities. Well presented accommodation comprising lounge, kitchen diner, side hall, ground floor bathroom & 3 bedrooms. Generous gardens, with outbuildings. NO ONWARD CHAIN

Key Features

- Mid Terraced House
- Close to Local Amenities
- Town Centre Location
- Recently Refurbished
- Well Presented Throughout
- Lounge, Kitchen Diner,
- 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.

Lounge

3.62m x 3.4m (11'11" x 11'2")

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

Kitchen Diner

2.73m x 3.43m (9'0" x 11'4")

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

Side Hall

0.89m x 1.77m (2'11" x 5'10")

timber entrance door and tiled flooring

Ground Floor Bathroom

1.48m x 1.78m (4'11" x 5'10")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, tiled splash backs, tiled flooring, heated towel rail and double glazed window to rear aspect

Landing

2.79m x 1.7m (9'2" x 5'7")

Bedroom 1

3.65m x 3.57m (12'0" x 11'8")

double glazed window to front aspect and radiator

Bedroom 2

2.62m x 3.35m (8'7" x 11'0")

double glazed window to rear aspect and radiator

Bedroom 3

2.85m x 1.57m (9'5" x 5'2")

skylight and radiator

Gardens

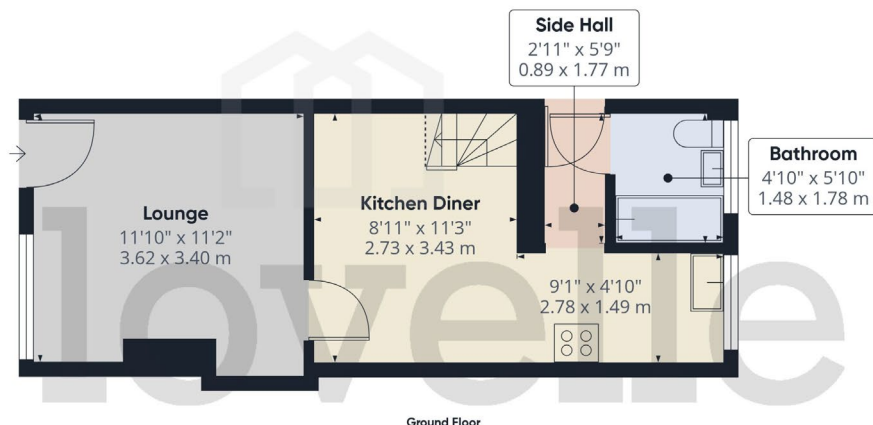
occupying a generous plot with gardens front and rear, being mostly laid to lawn with a range of outbuildings

Agents Notes

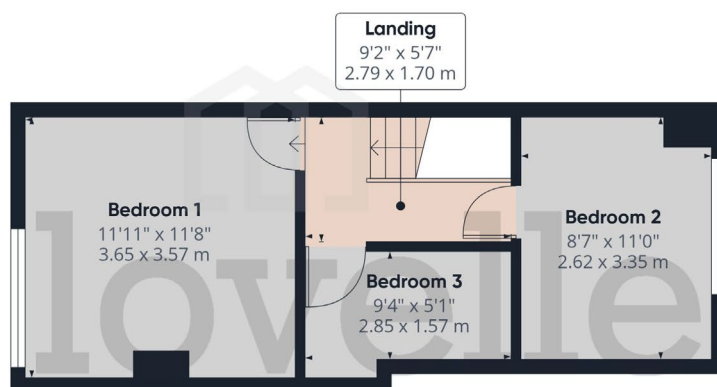
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Ground Floor



Approximate total area⁽¹⁾

645 ft²
59.8 m²

Reduced headroom

4 ft²
0.4 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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