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Mill Road, Market Rasen



3



1



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property it must b

  
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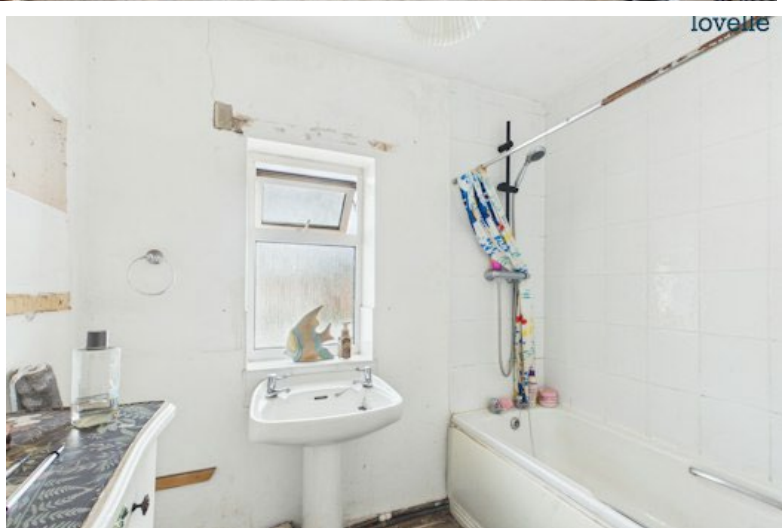
£185,000

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This three bedroom semi detached house in Market Rasen offers generous living accommodation, two reception rooms, private garden, driveway parking, gas central heating and scope to finish and personalise. Freehold tenure.

#### Key Features

- 3 Bedroom Semi Detached House
- Renovation Project already underway
- Scope to finish and personalise
- Generous living accommodation
- Ideal for first-time buyers, families & investors
- Popular Market Rasen location
- EPC rating D
- Tenure: Freehold



A three-bedroom semi-detached property offering an exciting opportunity to complete a renovation and create a home to your own specification.

Situated on the popular Mill Road in Market Rasen, this three-bedroom semi-detached property presents an excellent opportunity for buyers looking for a home with scope to add their own style and finish.

The current owners have already made a positive start on the renovation, providing the foundations for the next owner to continue and complete the works. The property will appeal particularly to buyers looking for a project, whether that be a first-time buyer wanting to create a home to their own taste, a family seeking a property with potential, or an investor looking for an opportunity to add value.

The accommodation offers three bedrooms, together with the usual living and amenity spaces associated with a traditional semi-detached home. With the renovation already underway, there is considerable scope to finish the property to a modern standard while retaining its existing character and layout.

The property is ideally placed for access to Market Rasen town centre, with its range of shops, cafes, schools and everyday amenities, while the surrounding Lincolnshire countryside provides plenty of opportunities for walking and outdoor pursuits.

Representing an opportunity to take a property that has already had work started and complete the transformation into a comfortable and individual home.

Early viewing is recommended for buyers looking for a property where they can put their own stamp on the finished result.

## Location

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

3.78m x 1.79m (12'5" x 5'11")

## Lounge

4.11m x 4.27m (13'6" x 14'0")

## Kitchen

2.98m x 6.2m (9'10" x 20'4")

## Dining Room

3.86m x 3.45m (12'8" x 11'4")

### Rear Hall

1.07m x 2.13m (3'6" x 7'0")

### WC

1.72m x 0.92m (5'7" x 3'0")

### Store Room

2.48m x 2.06m (8'1" x 6'10")

### Conservatory

2.99m x 1.95m (9'10" x 6'5")

### Landing

1.65m x 2.89m (5'5" x 9'6")

### Bedroom 1

3.91m x 3.32m (12'10" x 10'11")

### Bedroom 2

3.99m x 3.3m (13'1" x 10'10")

### Bedroom 3

4.02m x 2.13m (13'2" x 7'0")

### Bathroom

2.2m x 1.66m (7'2" x 5'5")

### WC

0.89m x 1.51m (2'11" x 5'0")

### Gardens

generous rear gardens being moslty laid to lawn

### Driveway

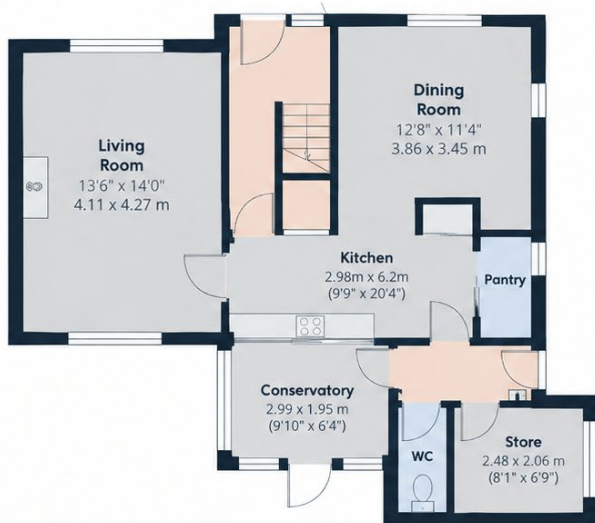
extensive driveway providng ample off road parking for a number of vehicles

### 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.

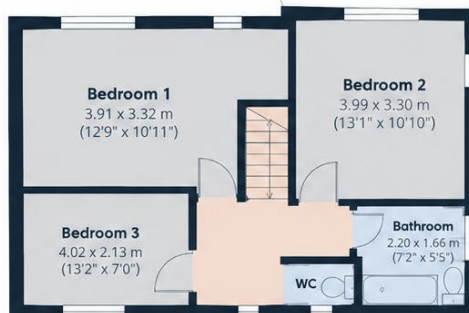
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Ground Floor



Ground Floor

First Floor

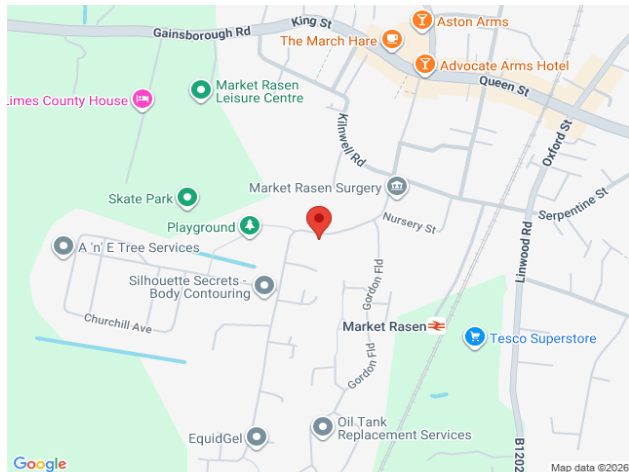


First Floor

(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.

GIRAFFE360



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 71 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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