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Lammas Leas Road, Market Rasen



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£175,000



MODERN MID TERRACE. Spacious and well presented situated in a popular residential location comprising kitchen diner, lounge, play room, shower room, 3 bedrooms and bathroom. With low maintenance garden and driveway. NO ONWARD CHAIN

### Key Features

- Modern Terraced House
- Popular Residential Location
- Extended & Improved
- Well Presented Throughout
- Kitchen Diner, Lounge
- Play Room, Ground Floor Shower Room
- 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.

## Kitchen Diner

4.93m x 4.94m (16'2" x 16'2")

a range of fitted wall and base units, sink unit, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, space for fridge freezer, space for 'Range' style cooker, splash backs, tiled flooring, understairs storage cupboard, double glazed window to front aspect and uPVC entrance door

## Lounge

3.95m x 4.05m (13'0" x 13'4")

radiator and vinyl flooring

## Play Room

3.7m x 3.38m (12'1" x 11'1")

vaulted ceiling, double glazed windows to side aspect, uPVC French doors with adjoining side screens, radiator and vinyl flooring

## Ground Floor Shower Room

1.39m x 1.58m (4'7" x 5'2")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, splash backs, vinyl flooring, heated towel rail and double glazed window to side aspect

## Inner Hall

0.9m x 0.96m (3'0" x 3'1")

fitted storage and stairs to first floor accommodation

## Landing

2.36m x 2.02m (7'8" x 6'7")

radiator and roof void access

## Bedroom 1

2.46m x 5.04m (8'1" x 16'6")

double glazed window to front aspect and radiator

## Bedroom 2

2.81m x 4.1m (9'2" x 13'6")

double glazed window to rear aspect and radiator

## Bedroom 3

2.39m x 3.84m (7'10" x 12'7")

double glazed window to front aspect and radiator

## Bathroom

2.02m x 3.09m (6'7" x 10'1")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with shower over, splash backs, heated towel rail, vinyl flooring, double glazed window to rear aspect and storage cupboard housing gas fired boiler

## Garden

low maintenance rear garden being lawn to artificial turf with paved patio area and planted borders

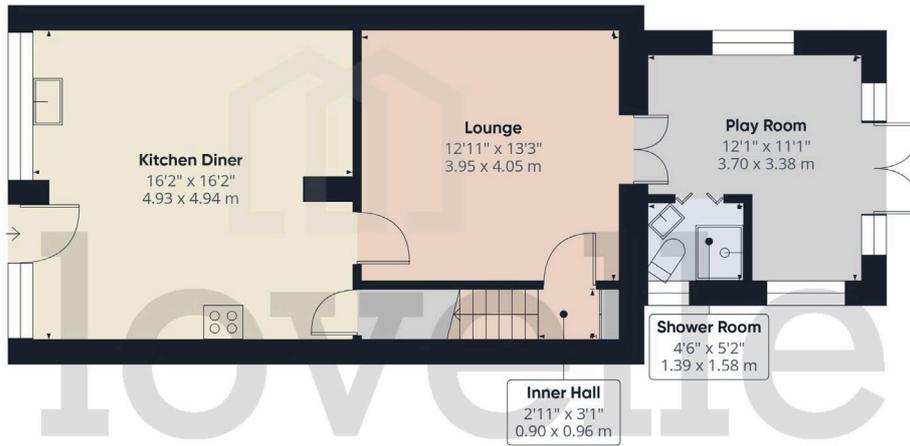
## Driveway

generous driveway to the front of the property providing ample off road parking

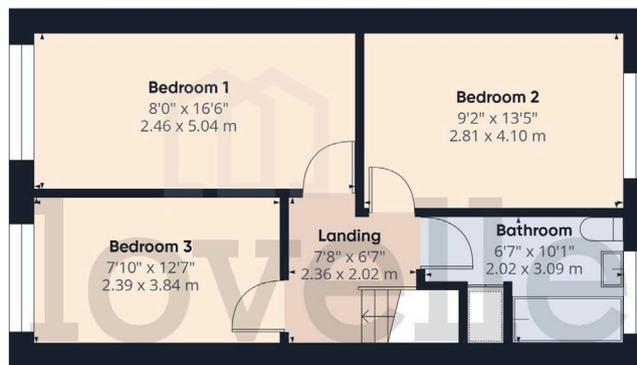
## Agents Notes

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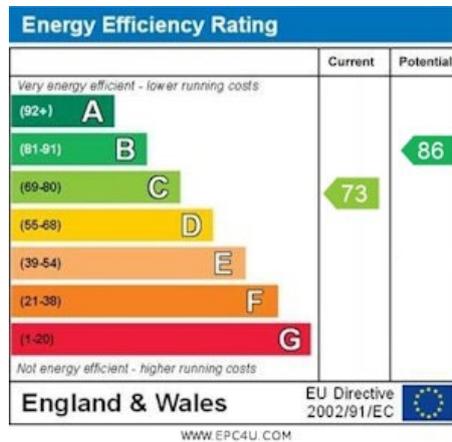
Ground Floor



Approximate total area<sup>m</sup>  
1058 ft<sup>2</sup>  
98.2 m<sup>2</sup>

(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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