

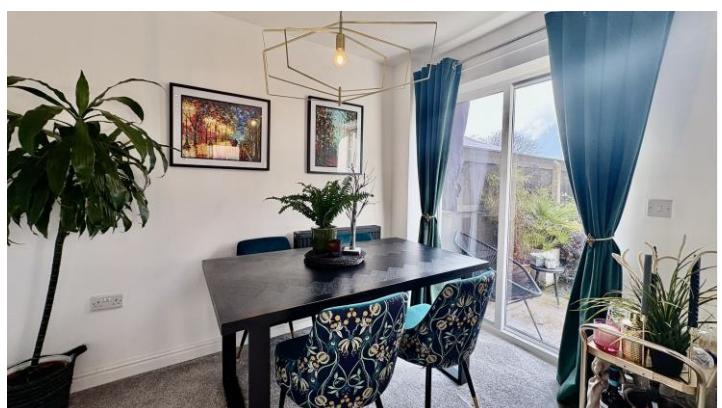


- Semi-Detached Home
- Boiler Replaced In 2024
- Private Enclosed Garden
- Perfect For First Time Buyers/Investors
- Three Bedrooms
- Well-Presented Throughout
- Allocated Parking
- Close To Local Amenities

Foxglove Road, Market Rasen, LN8 3NX  
£190,000



Starkey&Brown is delighted to present this well-presented three-bedroom semi-detached home located in the popular residential area of Market Rasen. This property offers an excellent purchase for a first time buyers, downsizing and investors. Accommodation briefly comprises a welcoming entrance hall leading into a comfortable living room and a downstairs WC, and a modern, contemporary kitchen diner enjoying views over the rear garden and providing a sociable space for everyday living. Rising to the first floor, there are three bedrooms with the two double bedrooms benefitting from built-in wardrobes, along with a single bedroom and a three-piece bathroom suite. Further benefits include gas central heating - boiler replaced in 2024 and a new front door fitted in 2024. Externally, the property has a well-maintained rear garden, mostly laid to lawn with a patio area, and is beautifully presented with a variety of flowers and plants. To the front of the property, there is an allocated parking space and a children's play park located directly opposite, making this an ideal family-friendly location. Foxglove Road is conveniently positioned close to a wide range of local amenities, including schooling, shops, leisure facilities, Market Rasen town centre, and accessible public transport links to Lincoln. Council tax band: B. Freehold.



## uPVC door leading to:

### Hall

Laminate flooring, a radiator, and a carpeted staircase to the first floor.  
Access to:

### Living Room

13' 4" x 11' 5" (4.06m x 3.48m)

uPVC double-glazed window to the front aspect, coving, carpeted, 2 radiators, and an understairs storage cupboard. Access to:



### Dining Room

9' 2" x 7' 0" (2.79m x 2.13m)

Sliding double-glazed door leading to the rear garden, carpeted, and a radiator. Open access to:



### Kitchen

9' 2" x 7' 5" (2.79m x 2.26m)

A range of base and wall units with countertops, a uPVC double-glazed window to the front aspect, space and plumbing for a washing machine and a dishwasher, a stainless steel sink with mixer tap, an integrated electric oven, a 4-ring gas hob with overhead extractor fan, space for a fridge freezer, tiled flooring, partially tiled walls, LED lighting, a uPVC door leading to the side, a wall mounted boiler (replaced in January 2024, serviced annually with 10 year warranty) and fitted shelving.

### Downstairs WC

Low-level WC, a wash hand basin, partially tiled walls, a radiator, laminate flooring, and an extractor fan.

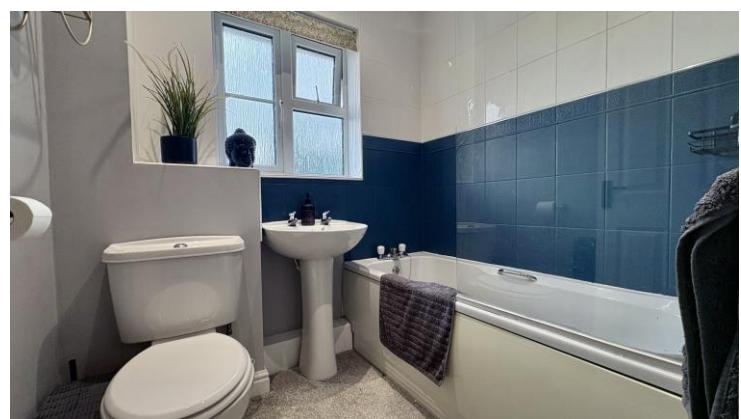
### First Floor Landing

Carpeted, loft access, a radiator, and a storage cupboard (formerly the airing cupboard). Access to the bedrooms and the bathroom.

### Bedroom 1

12' 5" x 8' 6" (3.78m x 2.59m)

Having a uPVC double-glazed window to the front aspect, a radiator, carpeted, and a built-in wardrobe.



### Bedroom 2

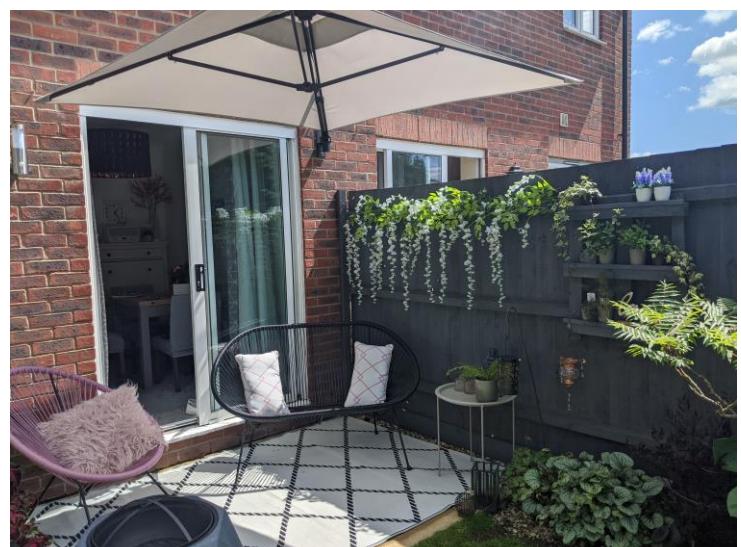
8' 10" x 8' 6" (2.69m x 2.59m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator, and a built-in wardrobe.

### Bedroom 3

8' 6" x 6' 4" (2.59m x 1.93m)

Having a uPVC double-glazed window to the front aspect, a radiator, and carpeted.



### Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

Having a uPVC frosted window to the rear, a 3-piece suite comprising a low-level WC, a wash hand basin, a panelled bath with overhead shower, carpeted, partly tiled walls, a radiator, and an extractor fan.

### Outside Front

Allocated parking space and views overlooking the play park.

### Outside Rear

Fully fenced surround, a variety of shrubs and hedges and flowerbeds, a lawn and patio area, outside tap. Access around the side leading to the front of the property.

### Agents Note

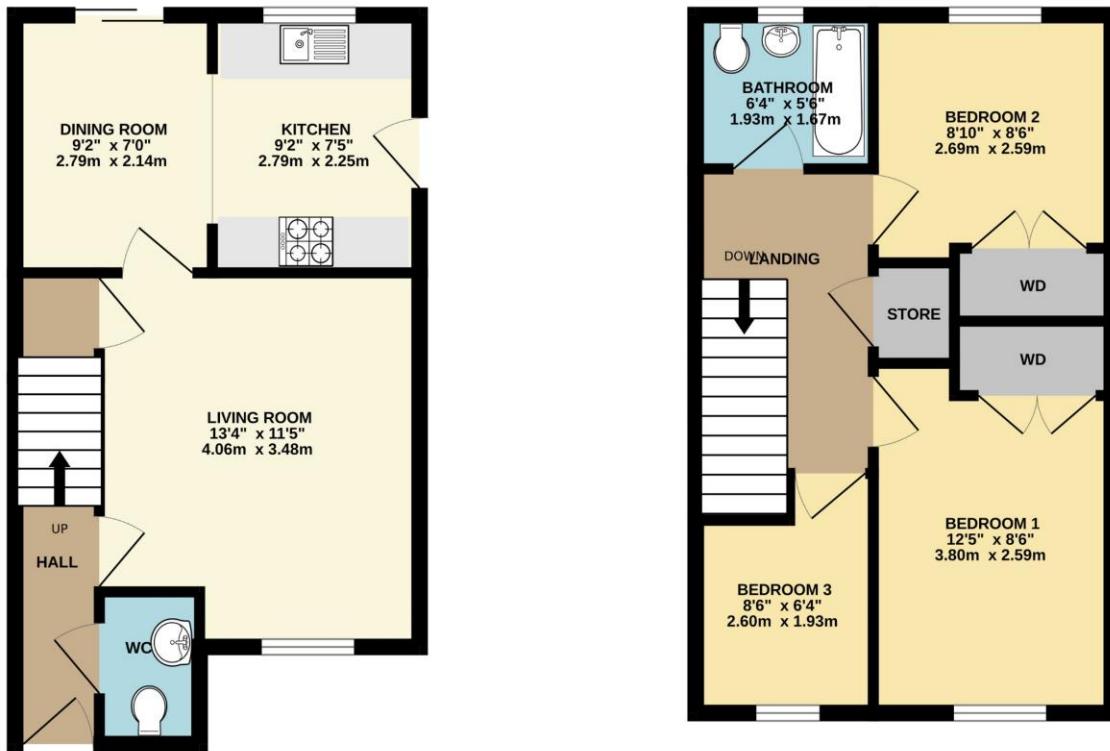
We have been informed by the seller that there is a management charge of £150, which is paid yearly. This is for the upkeep of the park, grass area, tree surgeons, and the natural habitats. All the residents in the estate own the management company.





GROUND FLOOR  
347 sq.ft. (32.2 sq.m.) approx.

1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other elements are approximate. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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