



THE VISTA PARK VIEW

MARKET RASEN, LN8 3QP

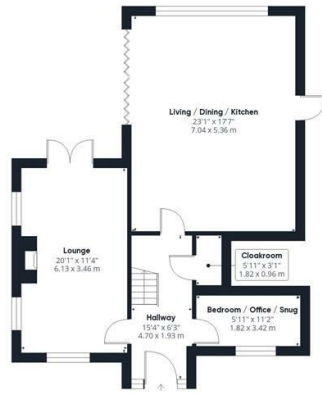
£585,000
FREEHOLD

This excellent four-bedroom property is the latest development by Burden & Butler Estates, enjoying a village edge position with beautiful views.

Set to an East-West orientation, with generous living/dining/kitchen space setting out through bi fold doors to the rear patio; this new property also boasts a dual-aspect lounge. To the rear, making the most of the hillside views, is the master bedroom with en suite and dressing room; alongside three further bedrooms (one with en suite). There is a garage with electric roller shutter doors, driveway parking to the front and will be lawned garden space to the rear with paved patio looking across the neighbouring pasture land.

This Legsby property is fitted with an excellent air source heating system, with solar panels to the Southern roof faces and underfloor heating to ground floor.

BELL



Ground Floor



Floor 1

Approximate total area⁸
 1647.29 ft²
 153.04 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: **Council Tax Band: New Build**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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