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Church Mill Close, Market Rasen



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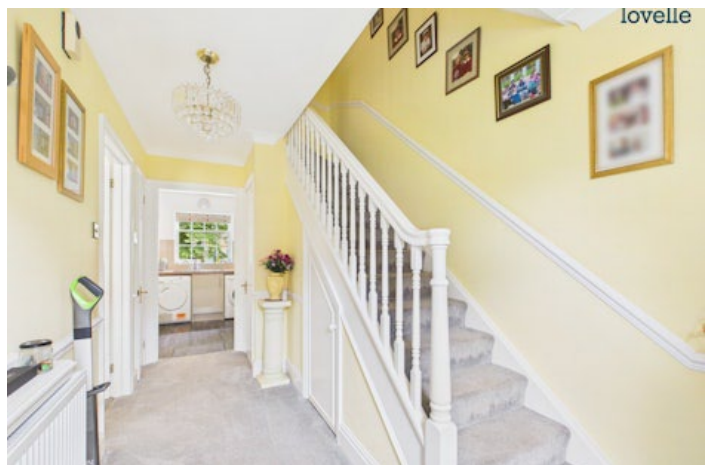
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When it comes to
property it must be


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£165,000

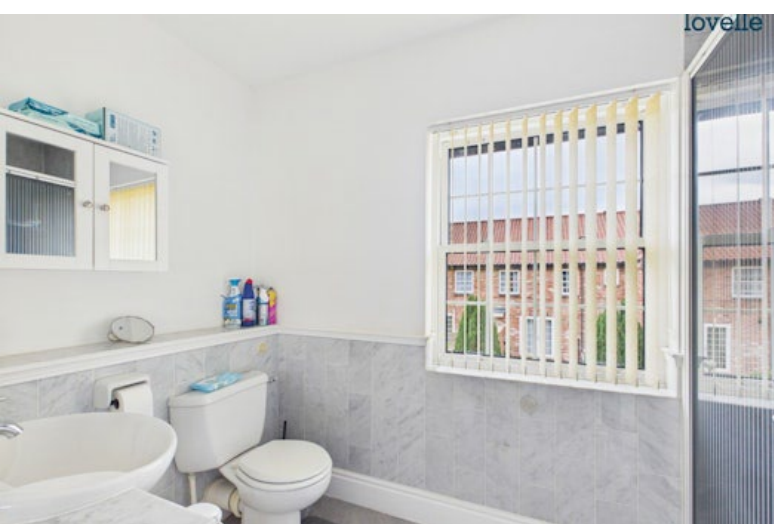


MODERN TERRACED HOUSE in Popular Gated Over 50s Residential Location. Providing well presented and spacious accommodation. Comprising Entrance Hall, WC, Lounge Diner, Kitchen, 2 Bedrooms & 2 Shower Rooms. Communal Gardens, Parking.

VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- Modern Terraced House
- Gated Over 50s Residential Location
- Spacious & Well Presented Throughout
- Entrance Hall, WC, Kitchen
- Lounge Dining Room
- 2 Double Bedrooms, 2 Shower Rooms
- EPC rating TBC
- Tenure: Leasehold





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.

Entrance Hall

2.2m x 4.46m (7'2" x 14'7")

uPVC entrance door, radiator, cloak cupboard, stairs to first floor accommodation and storage under

WC

1.01m x 1.41m (3'4" x 4'7")

low level WC, hand wash basin, tiled splash backs and vinyl flooring

Kitchen

2.98m x 2.61m (9'10" x 8'7")

a range of fitted wall and base units, integrated fridge freezer, space and plumbing for washing machine, sink unit, space for tumble dryer, 4 ring hob, electric oven, integrated microwave, tiled splash backs, vinyl flooring, wall mounted gas boiler and double glazed window to rear aspect

Lounge Diner

4.2m x 7.25m (13'10" x 23'10")

double glazed window to front aspect, double glazed window to rear aspect, 2 radiators, feature fire place and uPVC rear entrance door

Landing

1.18m x 2.87m (3'11" x 9'5")

roof void access and airing cupboard housing radiator

Bedroom 1

3.62m x 3.92m (11'11" x 12'11")

2 double glazed windows to rear aspect, radiator and fitted wardrobes

Bedroom 2

3.55m x 3.2m (11'7" x 10'6")

2 double glazed windows to front aspect, radiator and fitted wardrobes

Shower Room 1

2.16m x 2.11m (7'1" x 6'11")

3 piece suite comprising low level WC, vanity hand wash basin, walk in shower cubicle, tiled splash backs, vinyl flooring, heated towel rail and double glazed window to rear aspect

Shower Room 2

1.98m x 1.99m (6'6" x 6'6")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, tiled splash backs, vinyl flooring, radiator and double glazed window to front aspect

Gardens

the property benefits from an attractive setting within managed communal grounds, seating areas and extensive gardens with beautiful views of the river and the Church

Parking

the property further benefits from an allocated parking space

Development Fees

Service Charge Per Annum - £1500

999 Year Lease from 01/01/2013 - 01/01/3012 - 986 Years Remaining

Unfortunately there are no Pets allowed on site on this development.

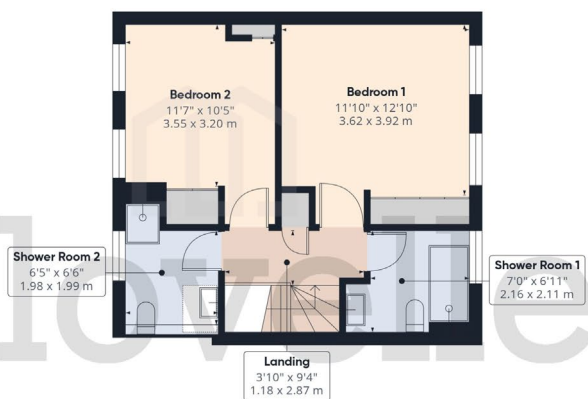
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Ground Floor



Approximate total area[®]
935 ft²
86.9 m²

(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.

01673 844069



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marketrasen@lovelle.co.uk