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Oxford Court, Market Rasen



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£170,000



MODERN 3 BED HOUSE, WITH GARDEN & OFF STREET PARKING - CLOSE TO AMENITIES This excellent end terrace house offers spacious accommodation, finished to a high standard. Open plan lounge, kitchen diner, ground floor WC, 3 bedrooms and bathroom. Enclosed rear garden and extensive driveway! **NO ONWARD CHAIN**

Key Features

- Modern End Terrace House
- Popular Residential Location
- Close to Local Amenities
- Well Presented Throughout
- Open Plan Lounge, Kitchen Diner
- 3 Bedrooms & Bathroom
- EPC rating B
- 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.

Open Plan Lounge Kitchen Diner

4.48m x 7.77m (14'8" x 25'6")

Lounge

composite entrance door, double glazed window to front aspect, double glazed window to side aspect, radiator, storage cupboard and stairs to first floor accommodation

Kitchen Diner

a range of fitted wall and base units, integrated fridge freezer, electric oven, 4 ring hob, sink unit, space and plumbing for washing machine, wall mounted gas boiler, double glazed window to rear aspect, radiator and uPVC French doors to rear

WC

0.93m x 1.98m (3'1" x 6'6")

low level WC, vanity hand wash basin, tiled splash backs, radiator, vinyl flooring and double glazed window to rear aspect

Landing

1.14m x 2m (3'8" x 6'7")

roof void access

Bedroom 1

4.44m x 2.65m (14'7" x 8'8")

2 double glazed windows to rear aspect and radiator

Bedroom 2

2.24m x 3.15m (7'4" x 10'4")

double glazed window to front aspect and radiator

Bedroom 3

2.1m x 1.99m (6'11" x 6'6")

double glazed window to front aspect and radiator

Bathroom

2.23m x 1.69m (7'4" x 5'6")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, tiled splash backs, vinyl flooring and double glazed window to side aspect

Garden

gravelled garden to the rear with paved patio seating area

Driveway

extensive block paved driveway providing ample off road parking for a number of vehicles

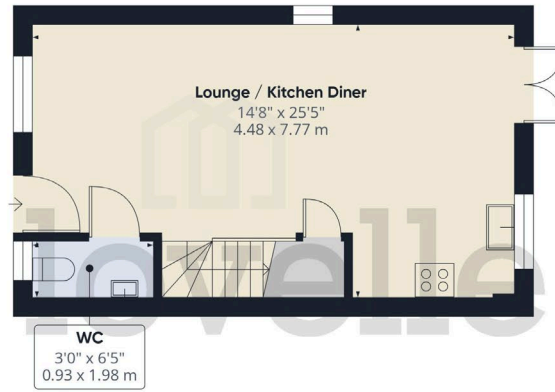
Development Fees

Please note the property is subject to a maintenance fee of £300 per annum

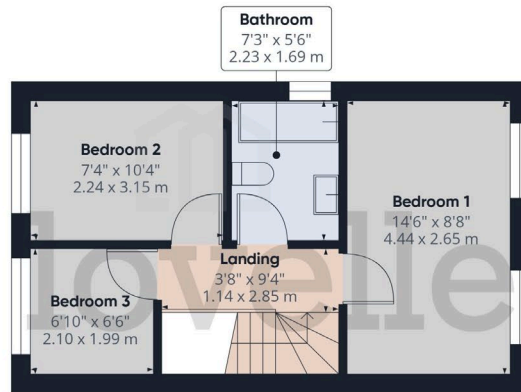
Agents Notes

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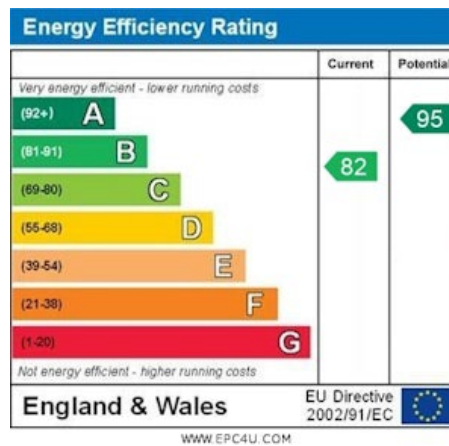
Ground Floor



Approximate total area^m
697 ft²
64.9 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.



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