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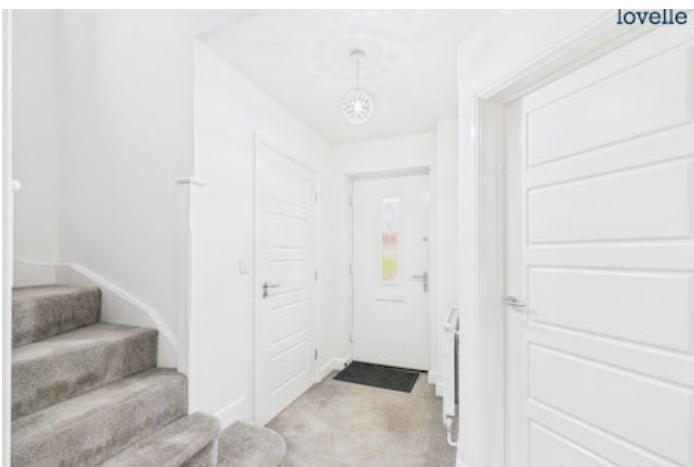


Aintree Drive, Market Rasen



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property it must b

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£255,000



3



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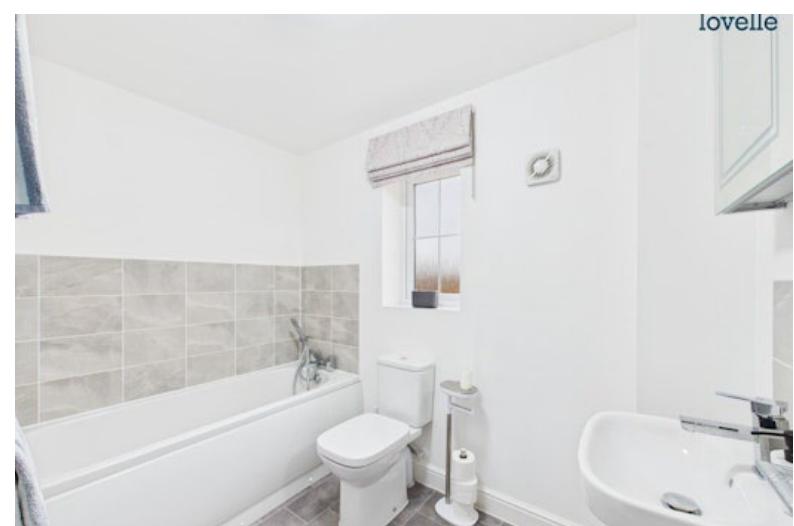
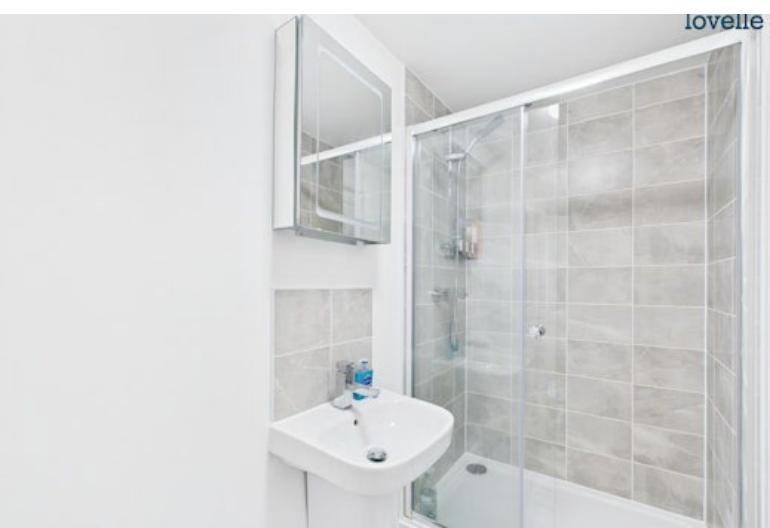


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STUNNING DETACHED HOUSE on popular residential location. Situated on the new Fox Hollow Development. Comprising entrance hall, WC, lounge, kitchen diner, 3 bedrooms, ensuite and bathroom. Generous gardens, garage and driveway with open field views. **VIEWING ADVISED TO FULLY APPRECIATE**

#### Key Features

- Newly Built Detached House
- Popular Residential Location
- Well Presented Throughout
- Entrance Hall, WC
- Lounge, Kitchen Diner
- 3 Bedrooms, Ensuite & Bathroom
- EPC rating B
- Tenure: Freehold





## 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

1.31m x 2.72m (4'4" x 8'11")

composite entrance door, radiator and stairs to first floor accommodation

## WC

1.08m x 1.67m (3'6" x 5'6")

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

## Lounge

3.62m x 3.95m (11'11" x 13'0")

double glazed window to front aspect and radiator

## Kitchen Diner

6.27m x 2.73m (20'7" x 9'0")

a range of fitted wall and base units, integrated fridge freezer, electric oven, 4 ring hob, space and plumbing for washing machine, stainless steel sink unit, integrated dishwasher, splash backs, vinyl flooring, radiator, double glazed window to rear aspect, uPVC French doors and under stairs storage cupboard

## Landing

1.9m x 1.82m (6'2" x 6'0")

double glazed window to side aspect, roof void access, radiator and airing cupboard housing hot water cylinder

## Bedroom 1

3.62m x 3.03m (11'11" x 9'11")

double glazed window to front aspect, radiator and fitted wardrobes

## Ensuite

2.62m x 1.18m (8'7" x 3'11")

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

## Bedroom 2

2.61m x 2.5m (8'7" x 8'2")

double glazed window to rear aspect, radiator and fitted hanging rail

## Bedroom 3

2.49m x 2.33m (8'2" x 7'7")

double glazed window to rear aspect and radiator

## Bathroom

2.55m x 1.66m (8'5" x 5'5")

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

## Gardens

being mostly laid to lawn, with paved patio area, timber summerhouse and open field views

## Garage

3.01m x 5.99m (9'11" x 19'8")

up and over door, power and lighting

## Driveway

tarmac driveway providing ample off street parking for a number of vehicles and electric vehicle charger

## Agents Notes

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Ground Floor Building 1

Floor 1 Building 1



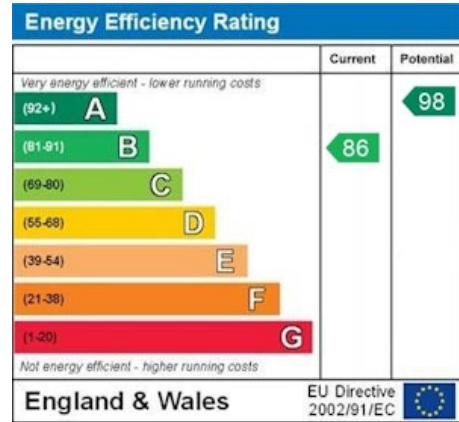
Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1025 ft<sup>2</sup>  
95.5 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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