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Aintree Drive, Market Rasen



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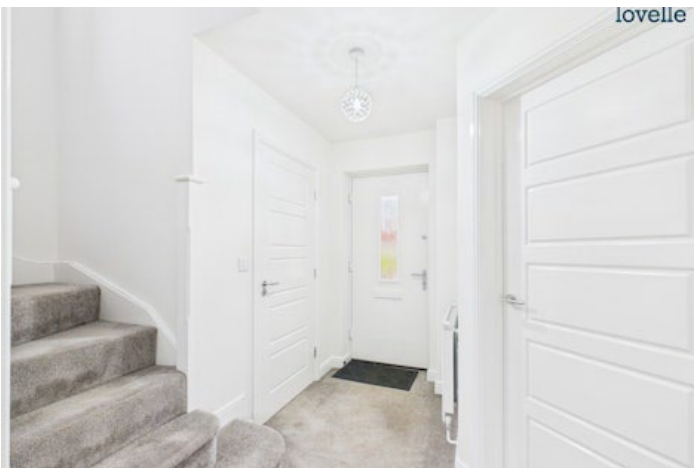
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property it must be


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£255,000



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



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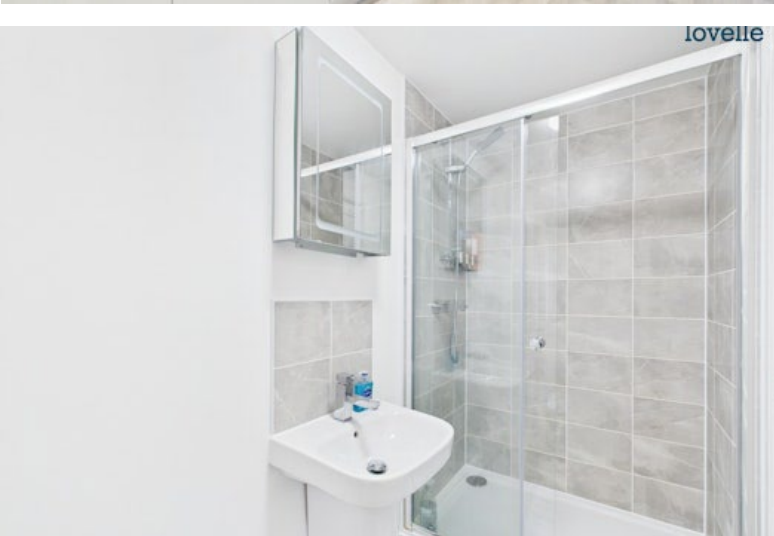
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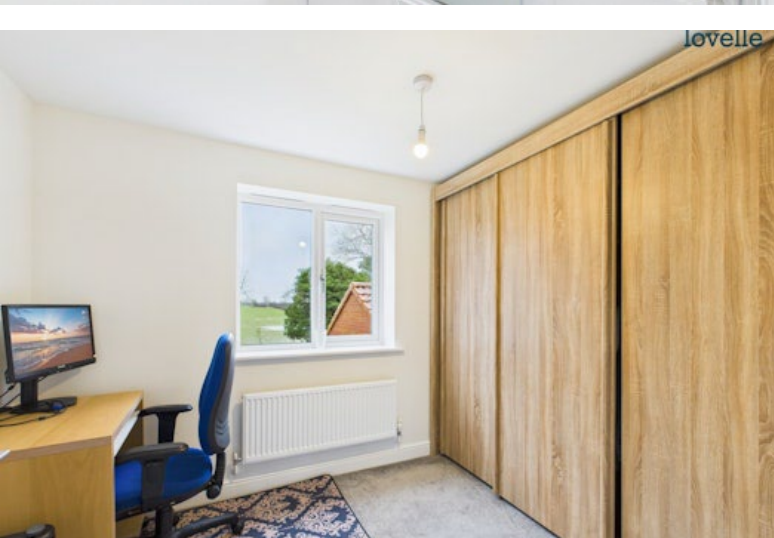
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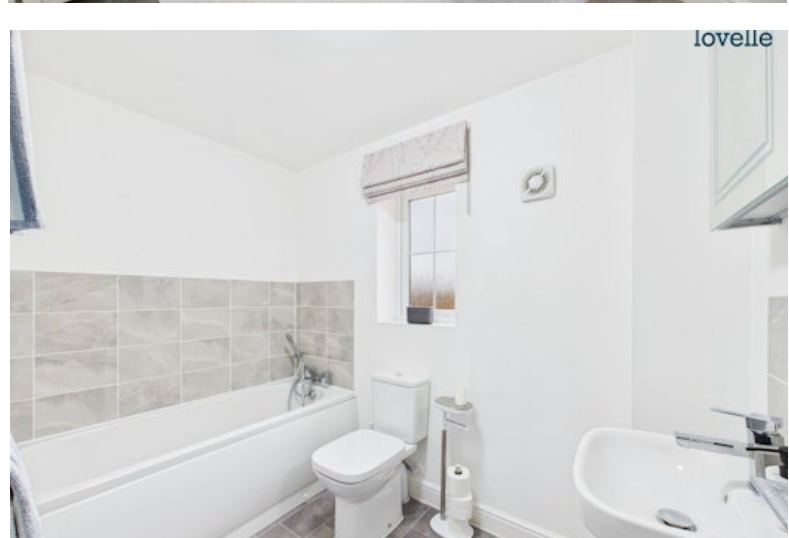
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Situation

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.

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

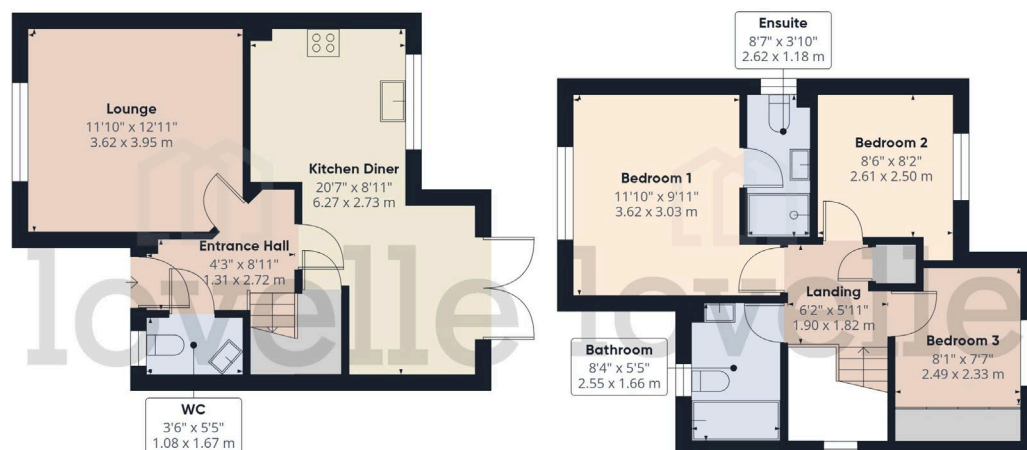
Driveway

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

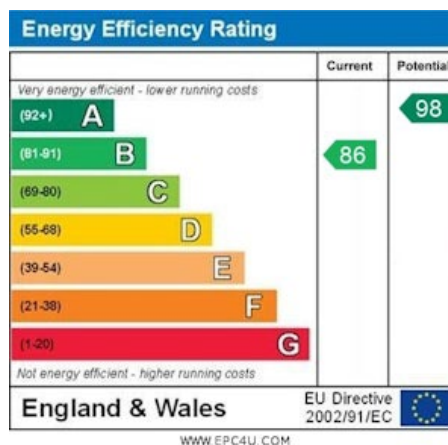


Ground Floor Building 2

Approximate total area^m
1025 ft²
95.5 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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