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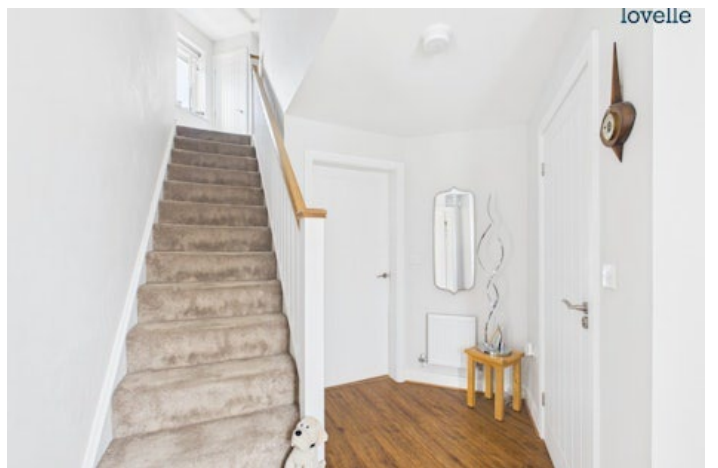


Southwold Road, Market Rasen



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property it must be


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Offers in excess of £295,000



STUNNING DETACHED HOUSE ON POPULAR RESIDENTIAL LOCATION! Well presented spacious accommodation comprising entrance hall, wc, lounge, kitchen diner, 3 bedrooms, ensuite and bathroom. Gardens front and rear, garage and driveway VIEWING ADVISED TO FULLY APPRECIATE

Key Features

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

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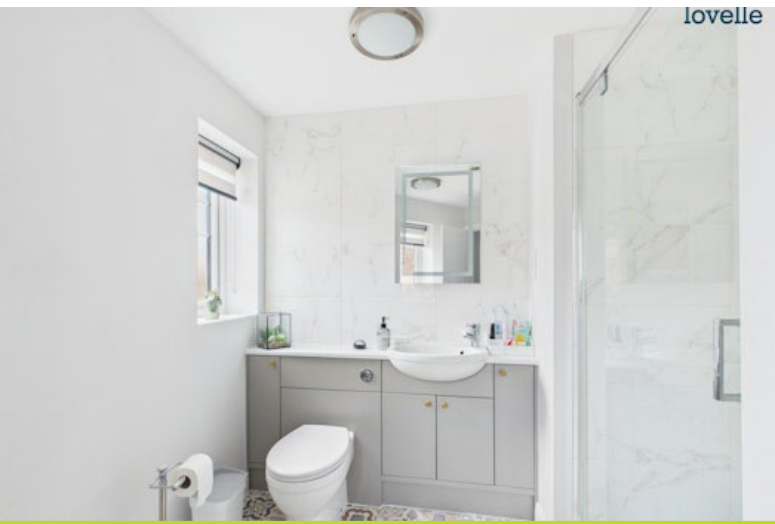
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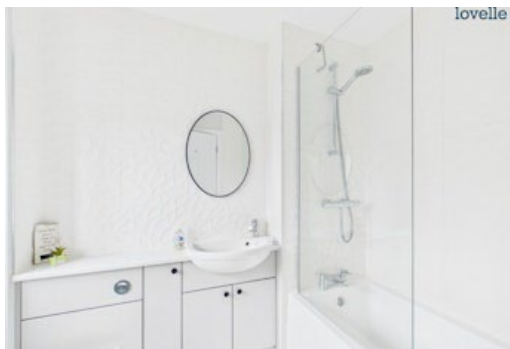
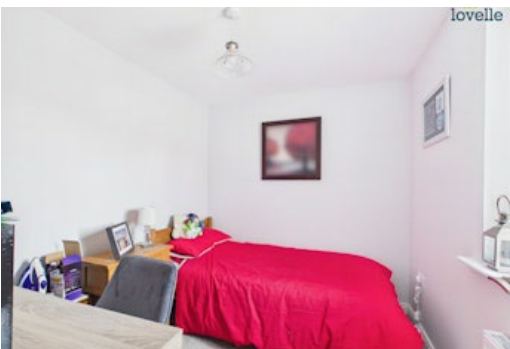


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Situation

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

1.64m x 3.01m (5'5" x 9'11")

uPVC entrance door, radiator, LVT flooring, cloak cupboard and stairs to first floor accommodation

WC

1.86m x 1.01m (6'1" x 3'4")

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

Lounge

double glazed bay window to front aspect, 2 radiators, feature fireplace and uPVC French doors to rear

Kitchen Diner

5.8m x 3.44m (19'0" x 11'4")

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

Landing

2.78m x 2.05m (9'1" x 6'8")

double glazed window to rear aspect, radiator, roof void access and cupboard housing wall mounted gas boiler

Bedroom 1

3.66m x 2.71m (12'0" x 8'11")

double glazed window to front aspect, radiator and fitted wardrobes

Ensuite

2.8m x 2.59m (9'2" x 8'6")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, heated towel rail, tiled splash backs, vinyl flooring, storage cupboard and 2 double glazed windows to front aspect

Bedroom 2

3.53m x 3.41m (11'7" x 11'2")

double glazed window to rear aspect, radiator and fitted storage

Bedroom 3

2.47m x 2.31m (8'1" x 7'7")

double glazed window to rear aspect and radiator

Bathroom

2.32m x 1.92m (7'7" x 6'4")

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

Gardens

occupying a good sized plot with gardens to both front and rear, being mostly laid to lawn with paved patio area and gravelled borders

Garage

up and over door, power and lighting

Driveway

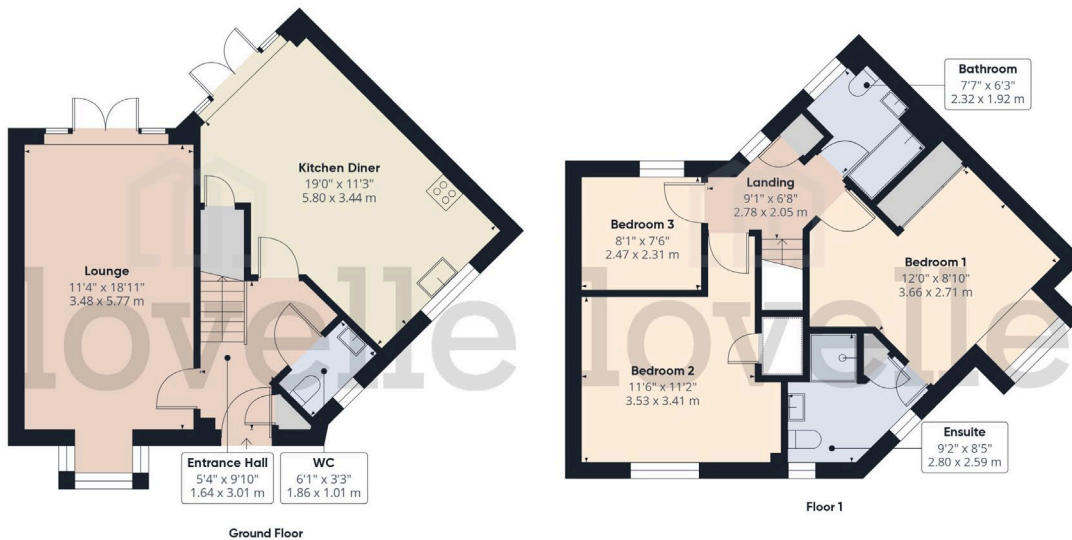
block paved driveway providing ample off road parking for a number of vehicles

Agents Notes

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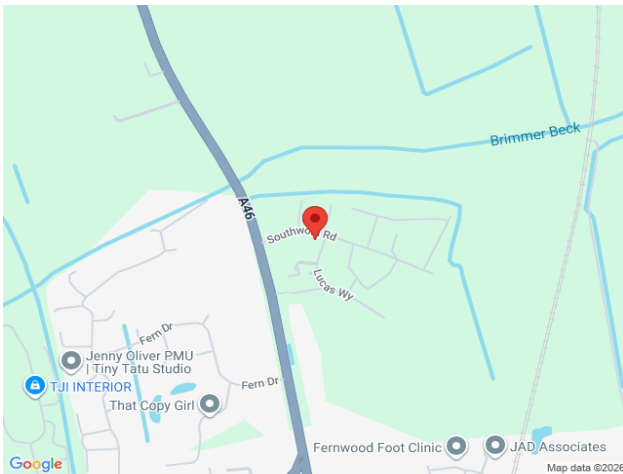




Approximate total area^m
1072 ft²
99.6 m²

(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.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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