

Buy. Sell. **Rent.** Let.



Dovecote, Middle Rasen



When it comes to
property it must be


lovelle



£1,300 PCM



EXCEPTIONAL 4 BEDROOM DETACHED FAMILY HOME, Situated in the popular village of Middle Rasen, offering spacious and very well presented accommodation, comprising entrance hall, WC, lounge, kitchen diner with bifold doors, 4 bedrooms and family bathroom. With gardens front and rear, Garage & driveway! NOT TO BE MISSED

Key Features

- Detached Family Home
- Popular Village Location
- Spacious Accommodation
- Immaculately Presented
- Entrance Hall, WC
- Lounge, Kitchen Diner
- 4 Bedrooms, Bathroom
- EPC rating C





Once you have viewed a property and decided that you would like to proceed with an application to rent, you may complete an Application form which will provide full details of the application process including fees, referencing procedures, and other information relating to the proposed tenancy and property.

Please note the fees applicable for this Property are as follows:

£1300.00 - Rent in advance

£1500.00 - Deposit

(THERE WILL BE NO OTHER ASSOCIATED COSTS SHOULD THE APPLICATION BE SUCCESSFUL).

All applications are subject to contract and satisfactory references and we reserve the right to decline an application.

We are a member of The Property Redress Scheme. Membership Number: PRS027609

Situation

Middle Rasen itself is home to the 12th Century 'St Peter's Church', Middle Rasen Primary School which has gained a 'Good' rating from Ofsted, Nags Head Public House and locally owned and run Post Office / local shop. Middle Rasen really is a little gem of a village. Friendly & welcoming community spirit that really does feel like home. The neighbouring Market Town of Market Rasen is just a short drive away. Charles

Dickens once described Market Rasen as 'the sleepest town in England' These days it is a bustling market town with a varied selection of friendly independent shops, regular markets and an abundance of places to eat and drink. Situated on the edge of the town, is the wonderful market Rasen Racecourse. This is a top national hunt course and attracts some of the best horses & jockeys in the country. It is well worth a visit whether you fancy a flutter or just want to experience the exciting atmosphere of a race day.

Entrance Hall

4.48m x 2.01m (14.7ft x 6.6ft)

uPVC front entrance door, adjoining side screens, radiator, solid wood flooring, stairs to first floor accommodation and storage under

WC / Cloakroom

2.04m x 0.91m (6.7ft x 3ft)

low level WC, vanity hand wash basin, tiled splash backs, radiator, solid wood flooring and double glazed window to side aspect

Lounge

4.5m x 4.16m (14.8ft x 13.6ft)

double glazed bow window to front aspect, 2 radiators and feature fire place

Kitchen Diner

3.65m x 7.28m (12ft x 23.9ft)

a range of fitted wall and base units, central island with breakfast bar, electric oven, 4 ring hob, space and plumbing for washing machine, sink unit, integrated dishwasher, space for fridge freezer, dual aspect double glazed windows to side and rear aspect, solid wood

flooring, radiator and bifolding doors to rear aspect

Landing

2.37m x 1.9m (7.8ft x 6.2ft)

double glazed window to rear aspect, radiator and roof void access

Bedroom 1

4.05m x 3.55m (13.3ft x 11.6ft)

double glazed window to front aspect and radiator

Bedroom 2

4.14m x 2.52m (13.6ft x 8.3ft)

double glazed window to rear aspect and radiator

Bedroom 3

3.01m x 2.7m (9.9ft x 8.9ft)

double glazed window to front aspect and radiator

Bedroom 4

2.82m x 2.32m (9.3ft x 7.6ft)

double glazed window to rear aspect, fitted wardrobe and radiator

Bathroom

2.67m x 2.38m (8.8ft x 7.8ft)

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

Gardens

benefitting from gardens to both front and rear, the front garden being mostly laid to lawn with planted borders and the rear is again mostly laid to lawn, with paved patio area, planted borders and field views to rear

Garage

up and over door, power, lighting and window to side aspect

Driveway

concrete driveway providing ample off road parking for a number of vehicles

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

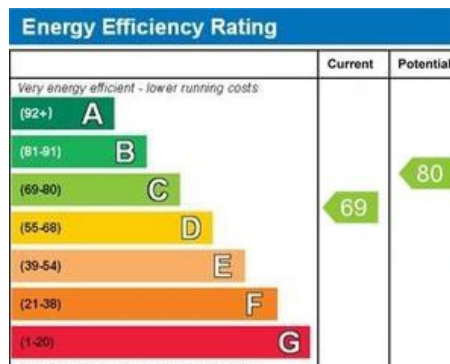
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Approximate total area⁽¹⁾
1202.30 ft²
111.70 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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