

Buy. Sell. Rent. Let.

lovelle

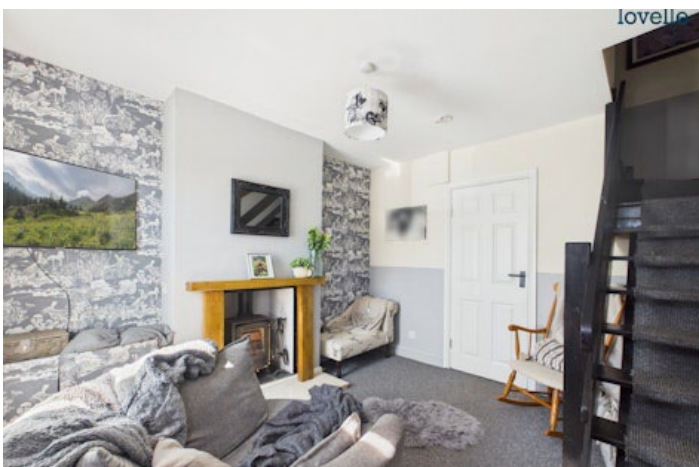


Dear Street, Market Rasen



When it comes to
property it must be


lovelle



£125,000



WELL PRESENTED 2 BEDROOM END TERRACE. Town centre location and walking distance local amenities comprising lounge, kitchen diner, 2 bedrooms and bathroom with rear garden. An ideal investment or first time buy!

VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- End Terrace House
- Town Centre Location
- Close to Local Amenities
- Well Presented Throughout
- Lounge, Kitchen Diner
- 2 Bedrooms & Bathroom
- EPC rating D
- Tenure: Freehold

lovelle



lovelle



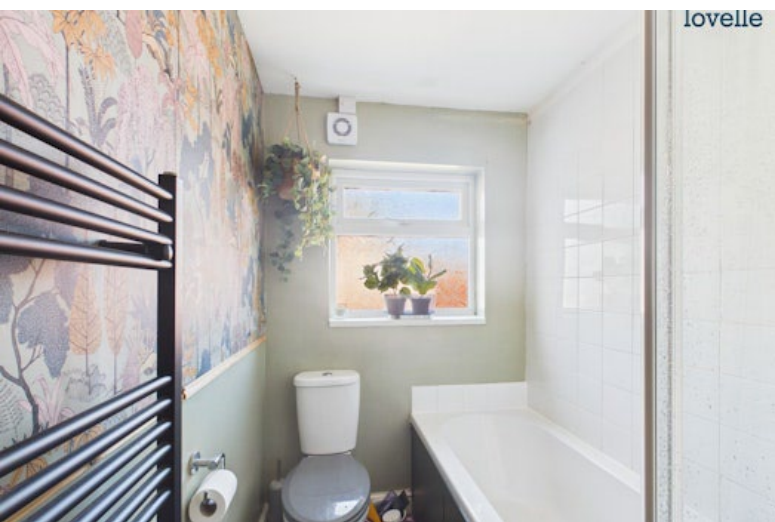
lovelle



lovelle



lovelle



lovelle



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.

Lounge

3.58m x 3.38m (11'8" x 11'1")

uPVC entrance door, double glazed window to front aspect, radiator, feature fireplace with multi-fuel burner inset and stairs to first floor accommodation

Kitchen Diner

3.33m x 3.39m (10'11" x 11'1")

a range of fitted wall and base units, electric oven, 4 ring hob, space and plumbing for washing machine, space for fridge freezer, stainless steel sink unit, wall mounted gas boiler with Hive heating controls, radiator, tiled flooring, double glazed window to rear aspect and uPVC rear entrance door

Landing

0.88m x 1.16m (2'11" x 3'10")

Bedroom 1

3.6m x 3.08m (11'10" x 10'1")

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

Bedroom 2

2.39m x 1.8m (7'10" x 5'11")

double glazed window to rear aspect and radiator

Bathroom

3.36m x 1.47m (11'0" x 4'10")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with shower over, tiled splash backs, fitted storage, heated towel rail and double glazed window to rear aspect

Garden

courtyard style garden providing a lovely seating area and a real sun trap

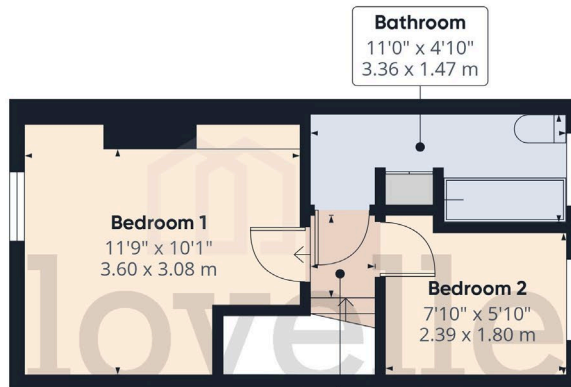
Agents Notes

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.



Ground Floor



Landing
2'10" x 3'9"
0.88 x 1.16 m



Approximate total area⁽¹⁾

471 ft²
43.8 m²

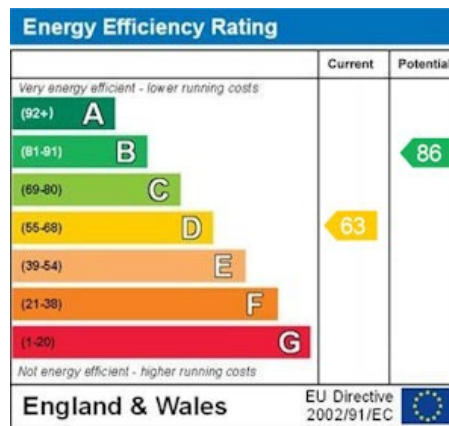
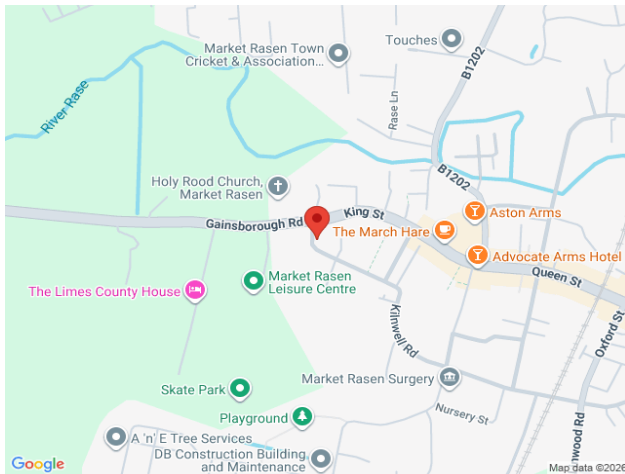
Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



WWW.EPC4U.COM

When it comes to **property**
it must be



01673 844069

marketrasen@lovelle.co.uk