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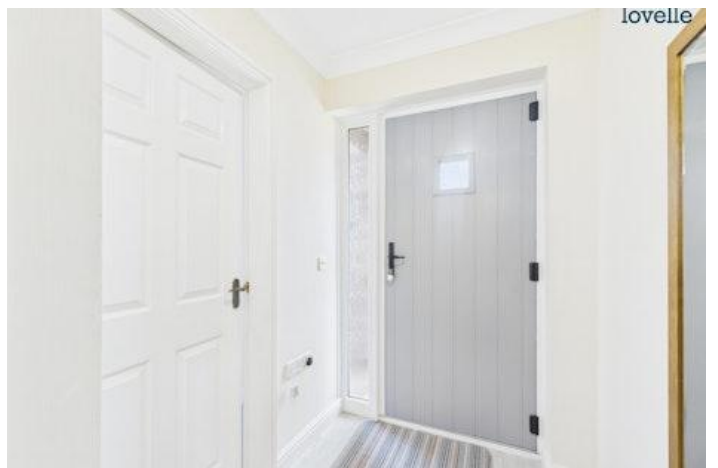


The Ridings, Market Rasen



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Offers over £260,000



WELL PRESENTED DETACHED BUNGALOW, situated on the popular residential location of The Ridings. Spacious accommodation comprising entrance hall, lounge, kitchen diner, utility, 2 bedrooms & bathroom. With gardens fornt and rear, garage & driveway. NO ONWARD CHAIN

Key Features

- Detached Bungalow
- Popular Residential Location
- Well Presented Throughout
- Entrance Hall, Lounge
- Kitchen Diner, Utility Room
- 2 Bedrooms & Bathroom
- EPC rating C
- Tenure: Freehold



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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

4.88m x 1.42m (16'0" x 4'8")

composite entrance door, vinyl flooring, radiator, cloak cupboard, airing cupboard and roof void access

Lounge

4.92m x 3.32m (16'1" x 10'11")

double glazed window to front aspect, double glazed window to side aspect, radiator and feature fireplace

Kitchen Diner

3.71m x 3.34m (12'2" x 11'0")

a range of fitted wall and base units, space and plumbing for under counter fridge, space for cooker, stainless steel sink unit, tiled splash backs, radiator and double glazed window to rear aspect

Utility Room

2.07m x 2.8m (6'10" x 9'2")

space and plumbing for washing machine, space for tumble dryer, tiled splash backs, vinyl flooring, double glazed window to rear aspect and double glazed rear entrance door

Bedroom 1

2.77m x 4.29m (9'1" x 14'1")

double glazed window to rear aspect and radiator

Bedroom 2

2.72m x 2.74m (8'11" x 9'0")

double glazed window to front aspect and radiator

Bathroom

2m x 2.72m (6'7" x 8'11")

4 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, shower cubicle, tiled splash backs, radiator, vinyl flooring and double glazed window to side aspect

Gardens

occupying a generous plot with well maintained gardens to both front and rear. The front garden is mostly laid to lawn with path. The rear garden is mostly laid to lawn with paved patio area, timber shed and timber summerhouse

Garage

Electric up and over door, power and lighting

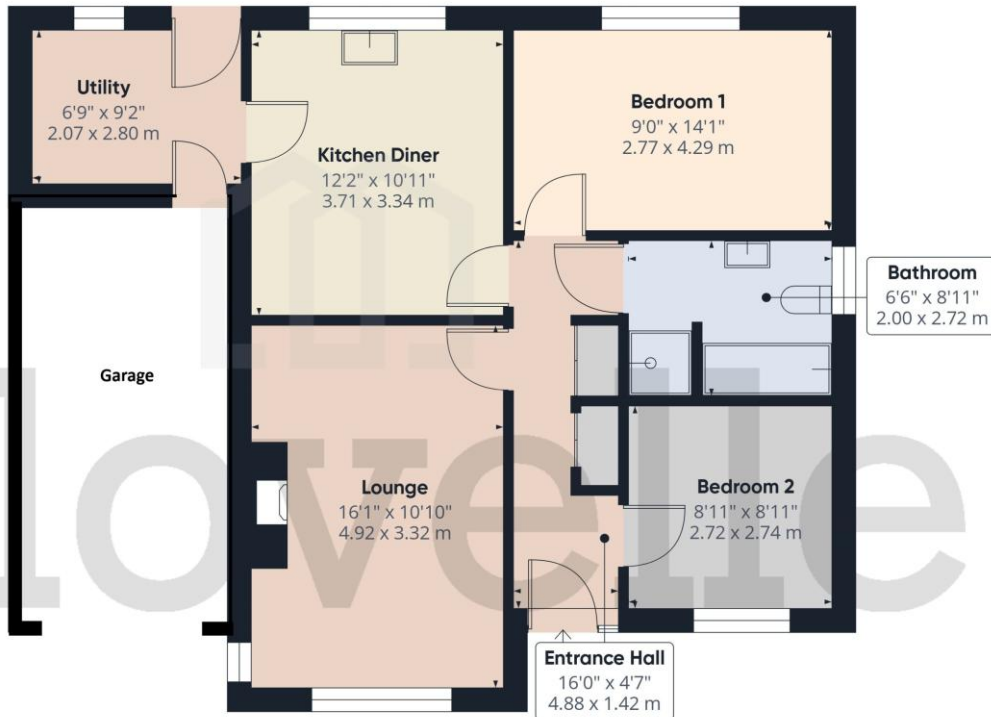
Driveway

driveway to the front of the garage providing ample off road parking

Agents Notes

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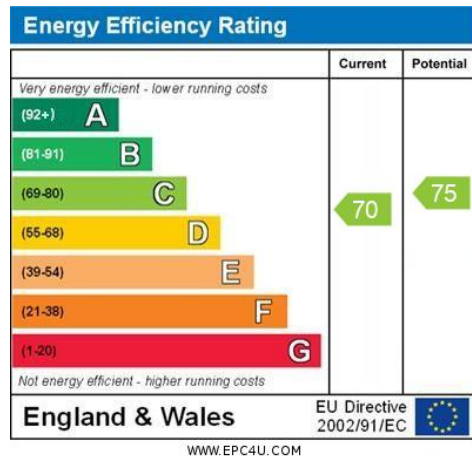
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Approximate total area¹⁾
708 ft²
65.9 m²

(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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