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Lancaster Drive, Market Rasen



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property it must be


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£190,000



SEMI DETACHED HOUSE ON POPULAR RESIDENTIAL LOCATION. Spacious accommodation comprising entrance hall, lounge, kitchen diner, utility room, wc, 3 bedrooms and bathroom. With generous gardens and extensive driveways. NO ONWARD CHAIN

Key Features

- Semi Detached House
- Popular Residential Location
- Spacious Accommodation
- Entrance Hall, Lounge
- Kitchen Diner, Utility, WC
- 3 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

1.44m x 1.31m (4'8" x 4'4")

double glazed entrance door, adjoining side screen, radiator, laminate flooring and stairs to first floor accommodation

Lounge

3.7m x 4.23m (12'1" x 13'11")

double glazed bay window to front aspect and radiator

Kitchen Diner

4.7m x 2.86m (15'5" x 9'5")

a range of fitted wall and base units, electric oven, 4 ring hob, sink unit, space and plumbing for dishwasher, radiator, laminate flooring, under stairs storage cupboard, double glazed window to side aspect and uPVC French doors to rear aspect

Utility Room

1.57m x 1.87m (5'2" x 6'1")

space and plumbing for washing machine, wall mounted gas boiler, tiled splash backs, laminate flooring, double glazed window to rear aspect and double-glazed side entrance door

WC

0.82m x 1.89m (2'8" x 6'2")

low level WC, vanity hand wash basin, tiled splash backs, laminate flooring, radiator and double-glazed window to rear aspect

Landing

1.81m x 2.87m (5'11" x 9'5")

roof void access with loft ladder and airing cupboard housing radiator

Bedroom 1

2.8m x 3.64m (9'2" x 11'11")

double glazed window to rear aspect and radiator

Bedroom 2

2.54m x 3.43m (8'4" x 11'4")

double glazed window to front aspect and radiator

Bedroom 3

2.07m x 2.4m (6'10" x 7'11")

double glazed window to rear aspect, fitted single bed and radiator

Bathroom

1.83m x 1.72m (6'0" x 5'7")

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

Gardens

occupying a generous plot with gardens front and rear. Being mostly laid to lawn, with paved patio area, timber decking and 2 sheds

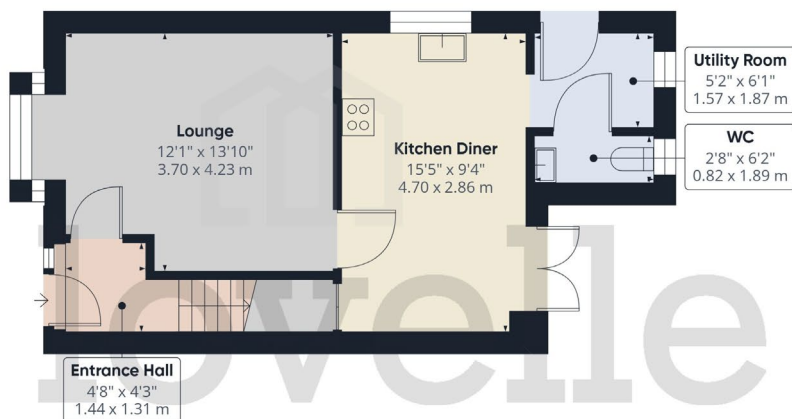
Driveway

extensive driveway providing ample off-road parking for a number of vehicles

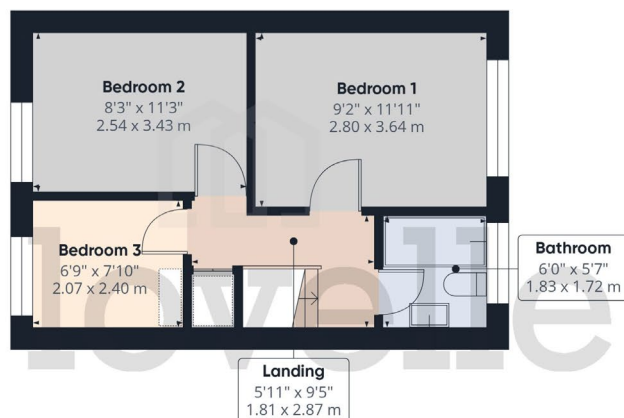
Agents Notes

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Ground Floor



Approximate total area[®]
742 ft²
68.9 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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01673 844069

marketrasen@lovelle.co.uk

