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Old Brewery Court, Market Rasen



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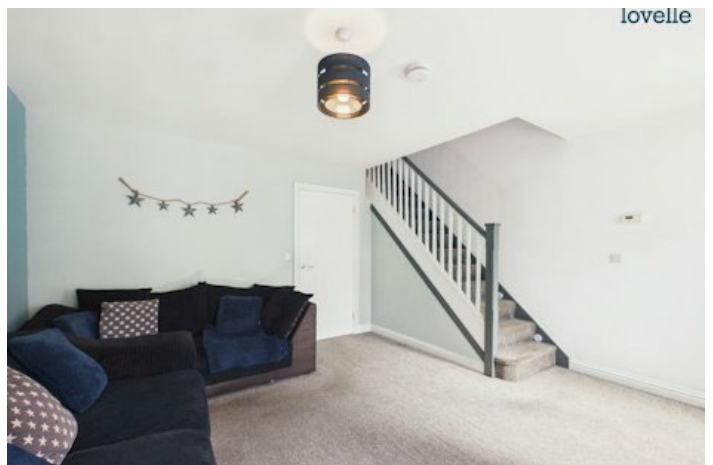
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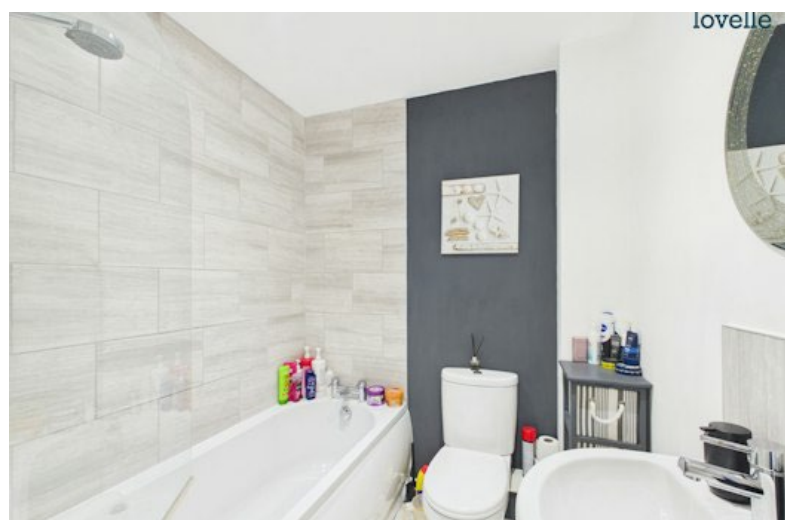
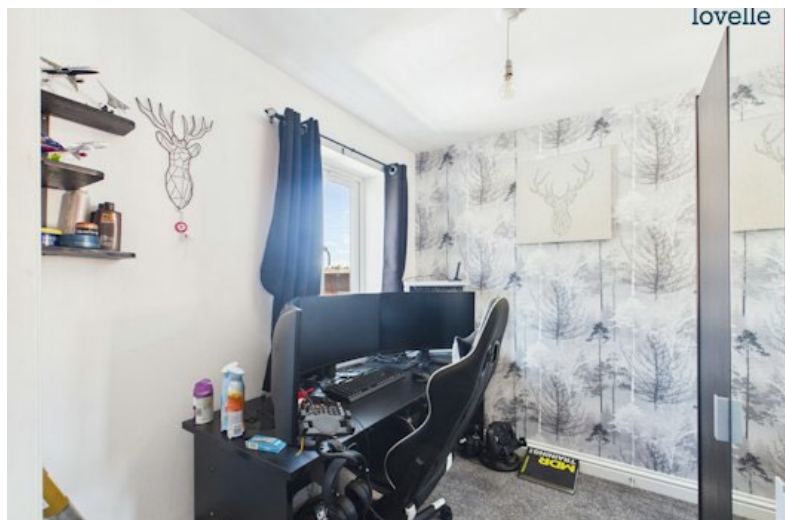
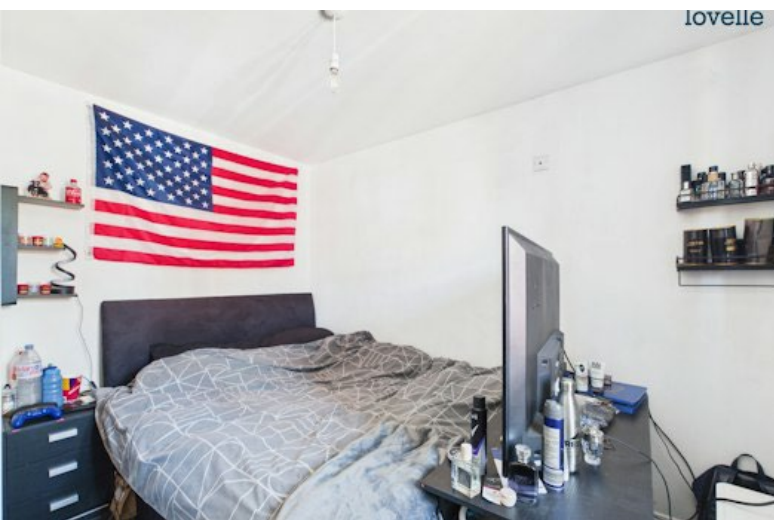
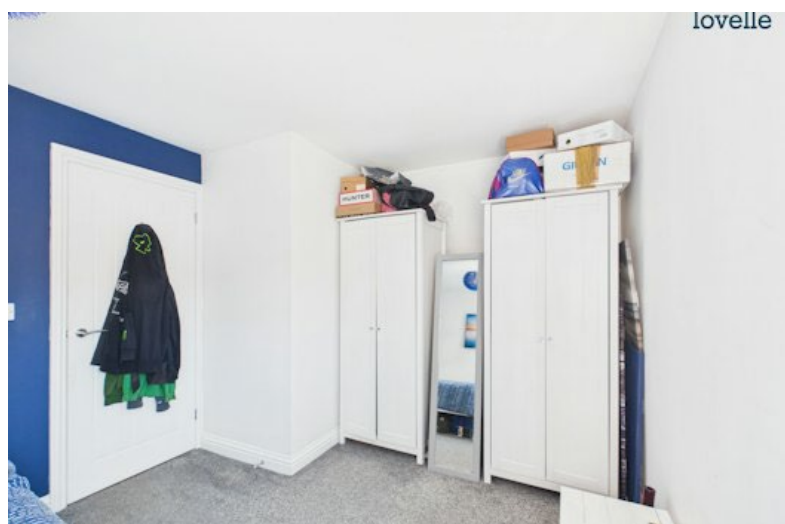
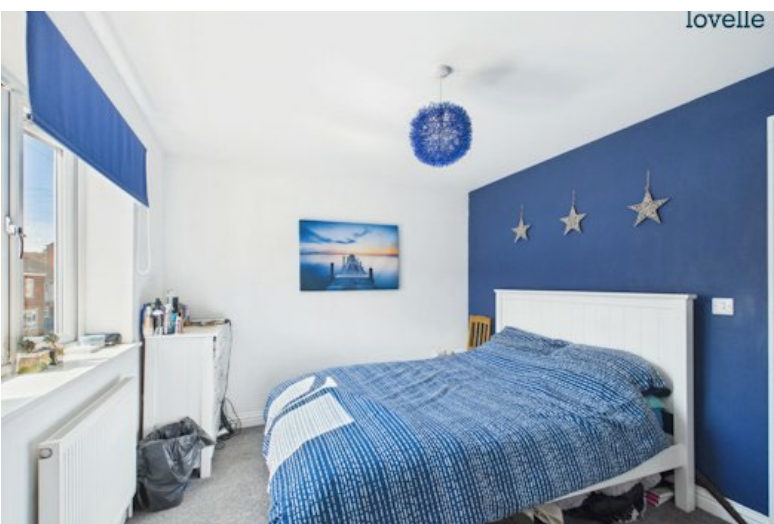
£170,000



Modern End Terrace constructed in 2018 A spacious 3 Bedroom house, Well presented throughout comprising lounge, kitchen diner, WC, 3 Bedrooms and bathroom, Garden and Driveway. VIEWING ADVISED!

Key Features

- Modern End Terrace House
- Town Centre Location
- Close to Local Amenities
- Well Presented Throughout
- Spacious Accommodation
- Lounge, Kitchen Diner, WC
- EPC rating B
- Tenure: Freehold





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

4.11m x 4.4m (13'6" x 14'5")

double glazed entrance door, double glazed window to front aspect, radiator and stairs to first floor accommodation

Kitchen Diner

3.8m x 4.45m (12'6" x 14'7")

a range of fitted wall and base units, space for fridge freezer, space and plumbing for washing machine, sink unit, electric oven, 4 ring hob, extractor fan, splash backs, vinyl flooring, radiator, double glazed window to rear aspect and uPVC French doors

WC

1.87m x 0.96m (6'1" x 3'1")

low level WC, vanity hand wash basin, tiled splash backs, vinyl flooring and radiator

Landing

2.72m x 1.91m (8'11" x 6'4")

roof void access

Bedroom 1

2.93m x 4.36m (9'7" x 14'4")

double glazed window to front aspect, tv point and radiator

Bedroom 2

3.13m x 1.99m (10'4" x 6'6")

double glazed window to rear aspect, tv point, USB points and radiator

Bedroom 3

2.14m x 2.27m (7'0" x 7'5")

double glazed window to rear aspect and radiator. The wall between bedroom 2 & 3 has been partially removed but the current owner is willing to put the wall back between exchange & completion

Bathroom

1.73m x 2.32m (5'8" x 7'7")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, extractor fan, tiled splashbacks, vinyl flooring, heated towel rail and storage cupboard

Garden

low-maintenance rear garden being mostly laid to artificial turf, with paved patio area and planted raised borders wide side access to the gate

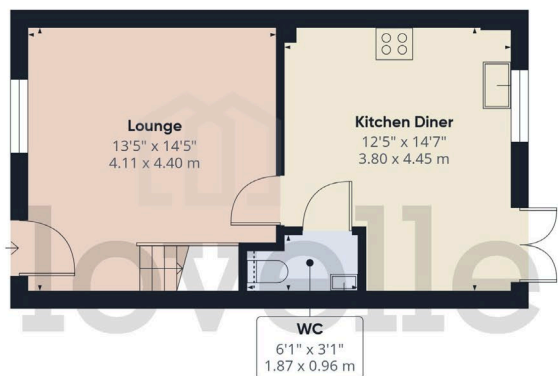
Driveway

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

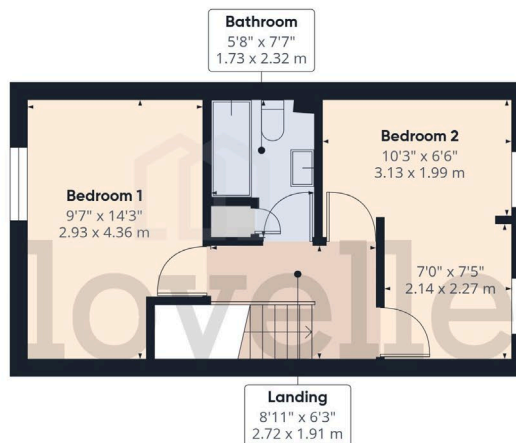
Agents Notes

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

713 ft²
66.2 m²

Reduced headroom
1 ft²
0.1 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.



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