

Buy. Sell. Rent. Let.

lovelle



Horseshoe Way, Market Rasen



When it comes to
property it must be


lovelle



£300,000



IMMACULATELY PRESENTED DETACHED BUNGALOW IN A POPULAR RESIDENTIAL LOCATION. Spacious bungalow comprising porch, entrance hall, lounge, kitchen, utility, dining room, sun room, 2 bedrooms, ensuite and bathroom. Generous landscaped gardens, an integral garage and driveway. NO ONWARD CHAIN!

Key Features

- Modern Detached Bungalow
- Popular Residential Location
- Immaculately Presented
- Spacious Accommodation
- Porch, Entrance Hall, Lounge
- Kitchen, Utility, Dining Room, Sun Room
- EPC rating TBC
- Tenure: Freehold

lovelle



lovelle



lovelle



lovelle



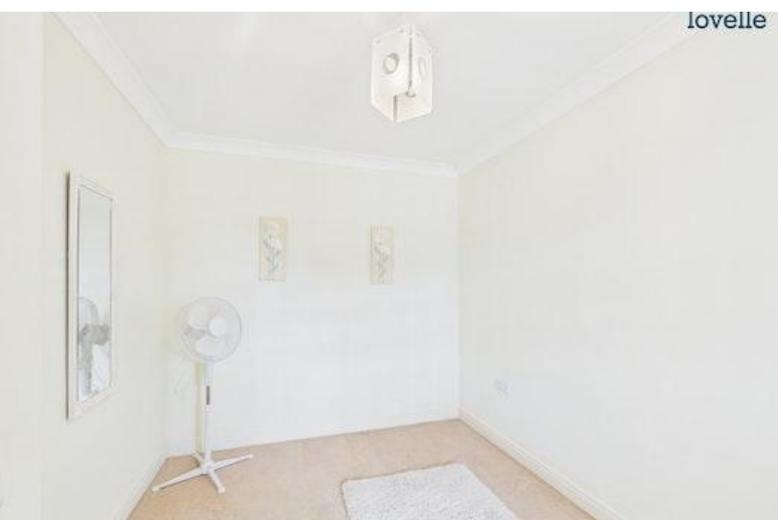
lovelle



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.

Entrance Porch

3.36m x 1.25m (11'0" x 4'1")

uPVC entrance door, laminate flooring and double glazed window to front aspect

Entrance Hall

1.02m x 3.72m (3'4" x 12'2")

glazed entrance door, 2 radiators, roof void access with loft ladder and boarded storage, airing cupboard housing radiator and cloak cupboard

Lounge

3.67m x 5.26m (12'0" x 17'4")

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

Kitchen

3.56m x 2.88m (11'8" x 9'5")

a range of fitted wall and base units, electric oven, 4 ring gas hob, stainless steel sink unit, space and plumbing for dishwasher, tiled splash backs, radiator, laminate flooring and double glazed window to front aspect

Utility

2.38m x 1.57m (7'10" x 5'2")

a range of fitted wall and base units, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, tiled splash backs, tiled flooring radiator and glazed entrance door

Side Porch

0.97m x 2.68m (3'2" x 8'10")

2 uPVC entrance doors and laminate flooring

Dining Room

2.85m x 2.88m (9'5" x 9'5")

formerly a third bedroom, now used as a dining room, radiator and uPVC French doors

Sun Room

3.48m x 2.05m (11'5" x 6'8")

brick built base, radiator, tiled flooring and uPVC French doors to rear aspect

Bedroom 1

3.61m x 3.58m (11'10" x 11'8")

double glazed window to rear aspect, radiator and fitted wardrobes

Ensuite

2.49m x 0.9m (8'2" x 3'0")

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

Bedroom 2

2.36m x 3.56m (7'8" x 11'8")

double glazed window to front aspect and radiator

Bathroom

2.33m x 1.96m (7'7" x 6'5")

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

Gardens

occupying a generous plot with landscaped gardens front and rear. The front garden is mostly gravelled with planted borders. The rear garden is mostly laid to lawn with paved patio seating area, gravelled and planted borders with timber shed and raised planters

Integral Garage

2.72m x 5.19m (8'11" x 17'0")

electric roller door, power, lighting, wall mounted gas boiler and double glazed window to side aspect

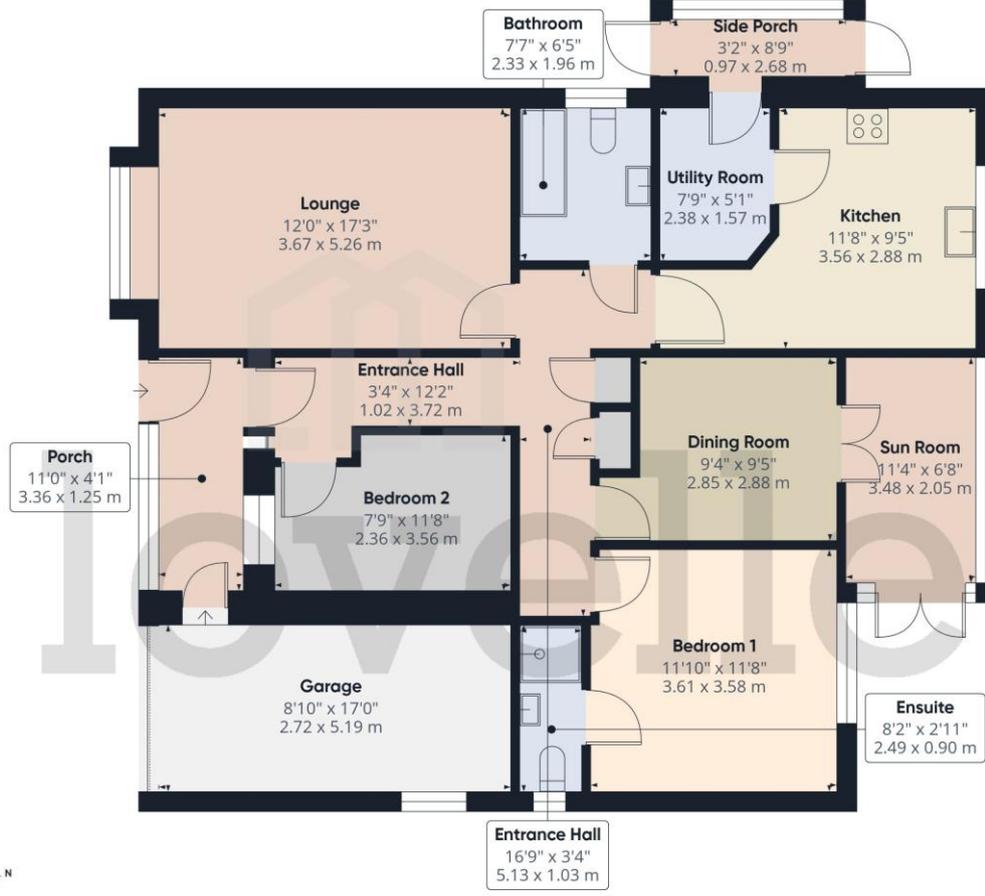
Driveway

tarmac driveway to the front of the property providing ample off road parking

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 area¹⁾
1217 ft²
113.1 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.

