



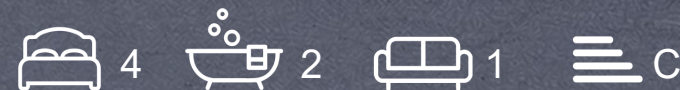
FARROW
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31 Hadrian Way, Market Rasen, LN7 6GJ

Asking price £295,000



Ground Floor
Approx. 80.7 sq. metres (868.6 sq. feet)

First Floor
Approx. 58.9 sq. metres (644.9 sq. feet)

Garage
5.14m x 2.95m
(16'11" x 9'8")

Ground Floor Rooms:

- Kitchen/Diner**
4.86m (15'11") max x 6.88m (22'7")
- Living Room**
3.60m x 4.86m (12' x 15'11")
- Entrance Hall**
- Utility**
1.70m x 2.44m (5'7" x 8'1")
- Toilet**
1.20m x 1.56m (3'7" x 5'2")

First Floor Rooms:

- Bedroom 1**
3.73m x 4.55m (12'3" x 14'11")
- Bedroom 2**
3.88m x 3.01m (12'7" x 11'0")
- Bedroom 3**
3.23m x 3.52m (10'7" x 11'7")
- Bedroom 4**
3.33m x 2.23m (10'11" x 7'4")
- Bathroom**
1.69m x 2.69m (5'7" x 8'10")
- Landing**
- Store**
- Ensuite**
1.80m x 1.80m (5'9" x 5'11")

Total area: approx. 140.6 sq. metres (1513.6 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.

Plan produced using PlanIt3D.

Map data ©2026

26 Abbeygate, Grimsby, DN31 1JY
Tel: 01472 355864 Email: les@farrowestateagent.co.uk farrowestateagent.co.uk

- Stunning Four Bedroom Detached Family Home
- Detached Garage & Large Driveway
- Desirable Village Of Caistor
- Modern Kitchen With Breakfast Area
- Close Proximity For Caistor Grammar School
- Gas Central Heating & Double Glazing
- Stunning Landscaped Gardens
- Stylish Designed & Presented
- Easy Access To Market Rasen & Lincoln
- Extremely Popular Location

Please contact our Farrow Estate Agents Office on 01472 355864 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 points) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive
2002/91/EC

