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Gainsborough Road, Market Rasen



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property it must be

  
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£280,000



DETACHED FAMILY HOME IN POPULAR RESIDENTIAL LOCATION. Spacious and flexible accommodation comprising entrance hall, lounge, kitchen, 4 bedrooms, ensuite & bathroom. Generous Gardens to front and rear, extensive driveway, garage.

With open field views VIEWING ADVISED TO FULLY APPRECIATE

### Key Features

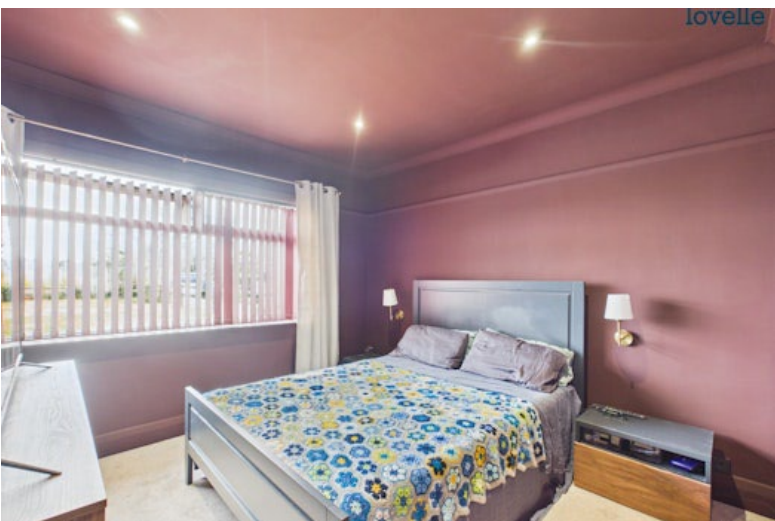
- Detached Family Home
- Popular Residential Location
- Lots of Potential
- Spacious Accommodation
- Entrance Hall, Lounge
- Kitchen, Utility & WC
- EPC rating D
- Tenure: Freehold



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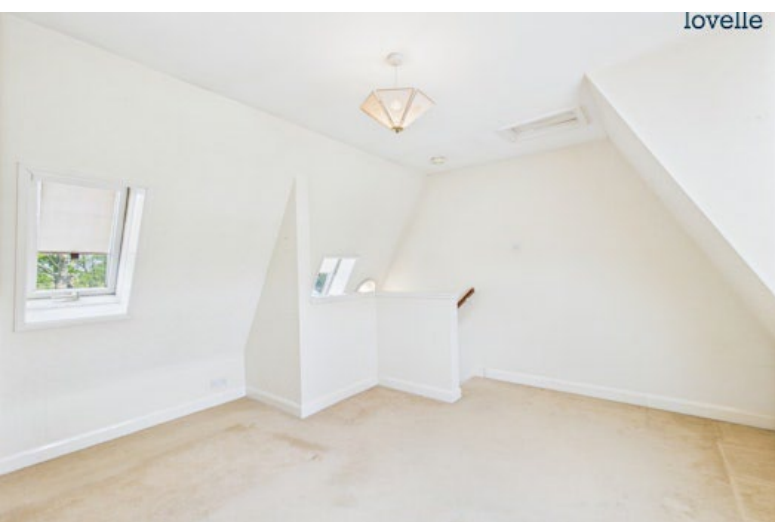
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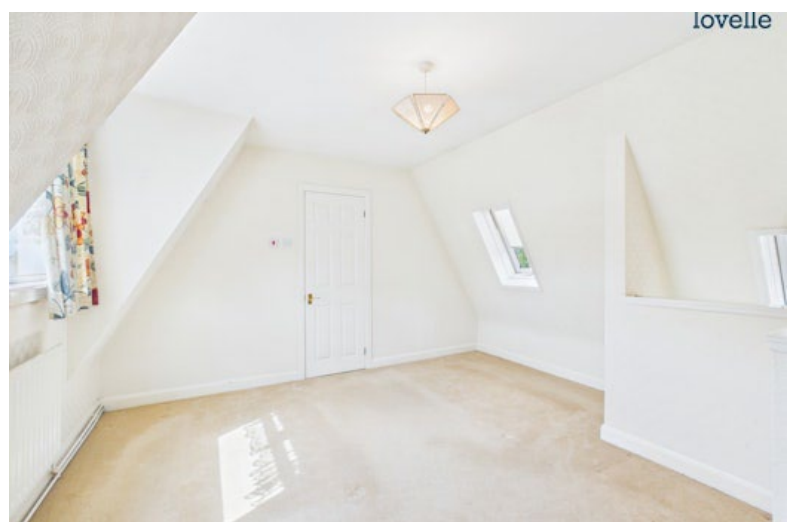
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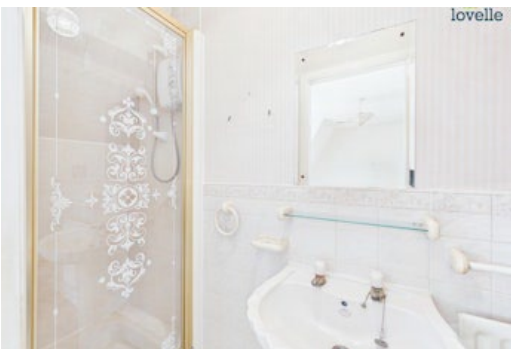
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## Situation

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 Porch

1.48m x 0.7m (4'11" x 2'4")

uPVC entrance door and double glazed window to front aspect

## Entrance Hall

1.79m x 3.5m (5'11" x 11'6")

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

## Lounge

3.74m x 6.23m (12'4" x 20'5")

double glazed window to front aspect, double glazed window to side aspect, radiator, feature fire place and uPVC rear entrance door

## Hallway

2.02m x 0.87m (6'7" x 2'11")

roof void access

## Bedroom 2

3.15m x 3.31m (10'4" x 10'11")

double glazed window to front aspect, a range of fitted furniture and airing cupboard housing hot water cylinder and gas fired central heating boiler

## Bedroom 3

3.36m x 3.22m (11'0" x 10'7")

double glazed window to rear aspect, double glazed window to side aspect and radiator

## Bedroom 4

2.77m x 2.8m (9'1" x 9'2")

double glazed window to front aspect and radiator

## Bathroom

1.93m x 2.9m (6'4" x 9'6")

4 piece suite comprising low level WC, vanity hand wash basin, panelled bath, shower cubicle, fully tiled splash backs, laminate flooring, heated towel rail and double glazed window to rear aspect

## Kitchen

2.17m x 3.74m (7'1" x 12'4")

a range of fitted wall and base units, electric oven, 4 ring hob, sink unit, radiator and double glazed window to rear aspect

## Utility Room

3.65m x 3.03m (12'0" x 9'11")

double glazed windows to rear and side aspects, electric heater, vinyl flooring, storage cupboard and uPVC rear entrance door

## First Floor - Bedroom 1

4.16m x 4.11m (13'7" x 13'6")

double glazed window to front aspect, 2 'Velux' Style windows to rear aspect, radiator and roof void access

## Ensuite

0.88m x 3.07m (2'11" x 10'1")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, vinyl flooring and radiator

## Gardens

occupying a generous plot with gardens front and rear. The front garden is mostly laid to lawn with planted shrubs. The rear garden is again mostly laid to lawn with planted shrubs and trees

## Driveway

extensive block paved driveway providing ample off road parking for a number of vehicles with turning circle

## Garage

3.07m x 4.62m (10'1" x 15'2")

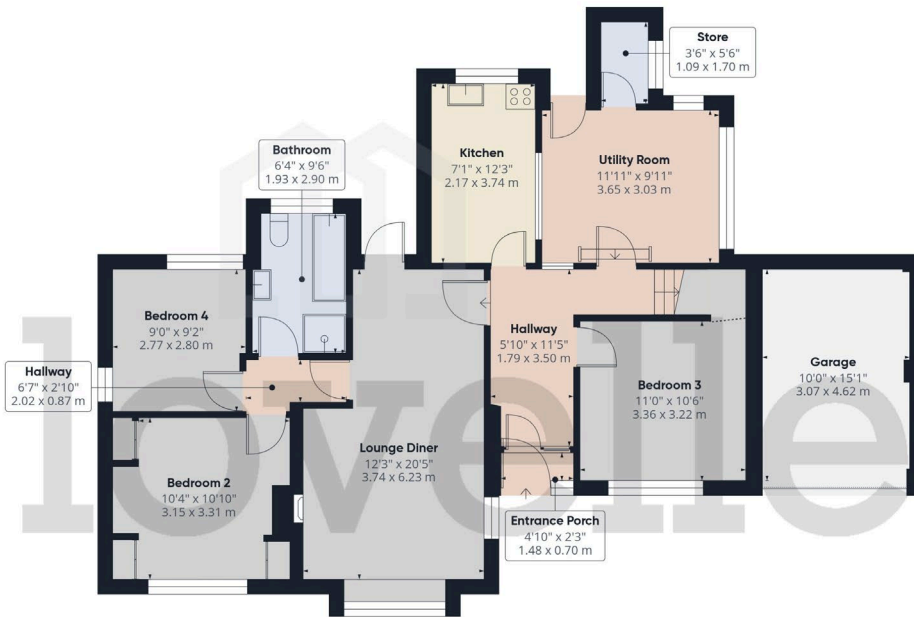
2 up and over doors to front and rear aspects

## Agents Notes

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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.





Ground Floor



Approximate total area<sup>(1)</sup>

1316 ft<sup>2</sup>  
122.4 m<sup>2</sup>

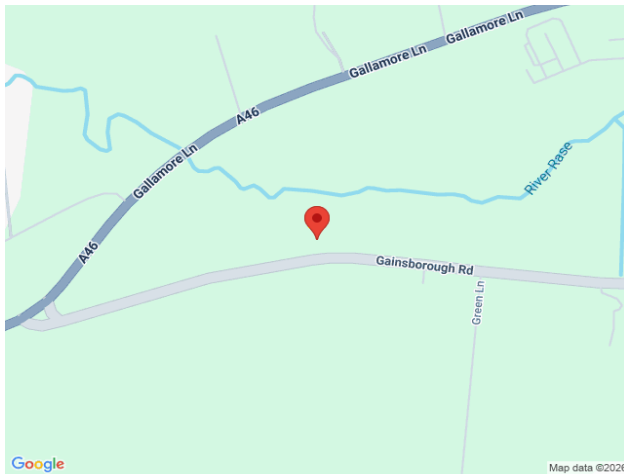
Reduced headroom

21 ft<sup>2</sup>  
2 m<sup>2</sup>

(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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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