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Chapman Street, Market Rasen



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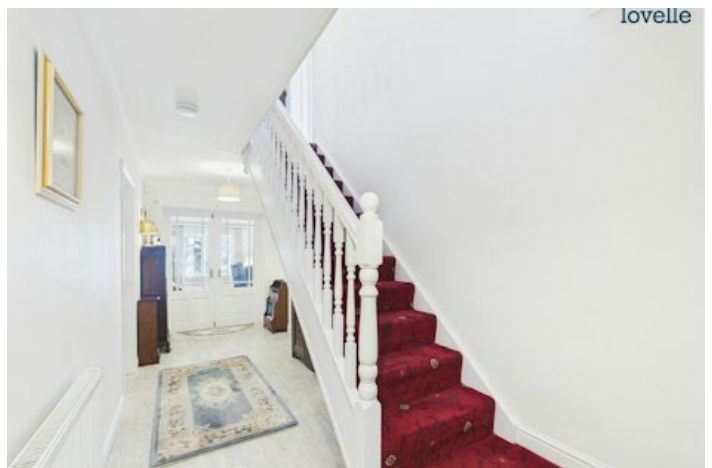
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£265,000



MODERN DETACHED HOUSE, close to local amenities. Spacious and well presented throughout comprising entrance porch, entrance hall, WC, lounge, conservatory, kitchen diner, 3 double bedrooms, ensuite and shower room. Well maintained walled gardens, integral garage and driveway. Viewing advised to fully appreciate with NO ONWARD CHAIN

Key Features

- Modern Detached House
- Close to Local Amenities
- Well Presented Throughout
- Spacious Accommodation
- Entrance Porch, Entrance Hall, WC
- Lounge, Conservatory, Kitchen Diner
- 3 Bedrooms, Ensuite & Shower Room
- Garden, Integral Garage & Driveway
- Viewing Advised to Fully Appreciate
- NO ONWARD CHAIN
- EPC rating TBC
- Tenure: Freehold



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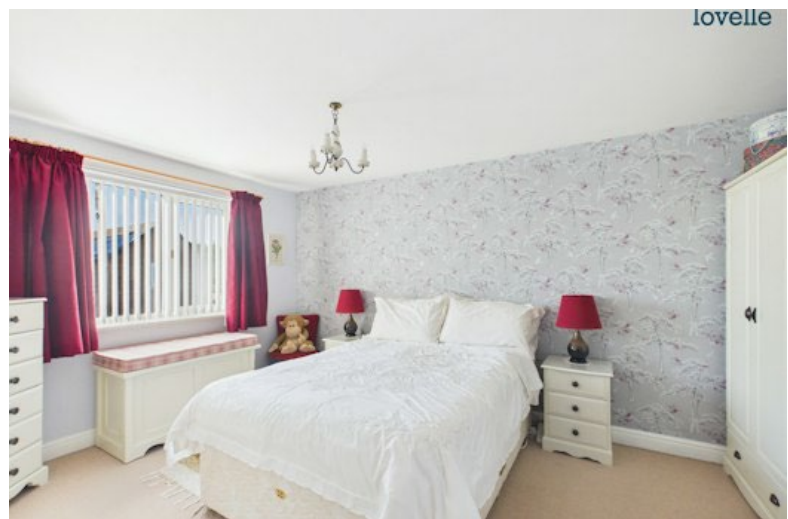
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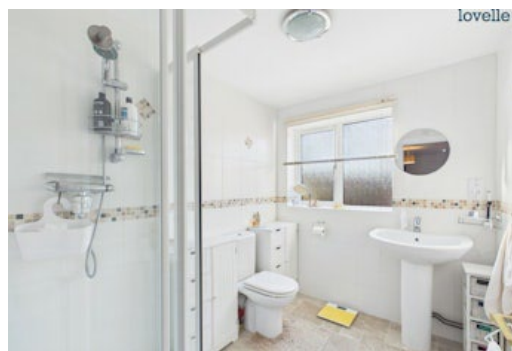
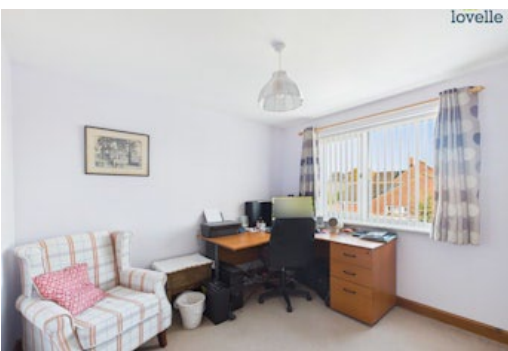
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Location

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

1.13m x 2.12m (3'8" x 7'0")

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

Entrance Hall

7.37m x 0.98m (24'2" x 3'2")

uPVC entrance door, radiator, vinyl flooring and stairs to first floor accommodation

WC

1.9m x 0.89m (6'2" x 2'11")

low level WC, pedestal hand wash basin, radiator, vinyl flooring and double glazed window to front aspect

Lounge

4.05m x 5.43m (13'4" x 17'10")

double glazed window to rear aspect, 2 radiators and feature fireplace with real flame gas fire

Conservatory

3.36m x 2.71m (11'0" x 8'11")

tiled flooring, radiator, a new Pilkington Glass roof and uPVC French doors to rear aspect

Kitchen Diner

7.45m x 2.88m (24'5" x 9'5")

a range of fitted wall and base units, stainless steel sink unit, integrated dishwasher, 5 ring gas hob, gas oven, gas grill, integrated under counter fridge, tiled splash backs, vinyl flooring, radiator, double glazed window to front aspect and uPVC French doors to rear

Landing

4.85m x 1.97m (15'11" x 6'6")

Sun tube, radiator, roof void access and eaves storage cupboard

Bedroom 1

5.09m x 3.04m (16'8" x 10'0")

2 double glazed windows to front aspect, 2 sky lights, radiator, newly fitted aircon unit and fitted wardrobes

Ensuite Bathroom

2.31m x 3.03m (7'7" x 9'11")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with shower over, splash backs, vinyl flooring, radiator and skylight

Bedroom 2

3.7m x 2.89m (12'1" x 9'6")

double glazed window to front aspect and radiator

Bedroom 3

2.96m x 2.88m (9'8" x 9'5")

double glazed window to rear aspect, radiator and bespoke fitted storage

Shower Room

2.46m x 1.96m (8'1" x 6'5")

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

Garden

Generous walled garden being mostly laid to lawn with planted shrubs and borders, 2 timber storage sheds and paved patio area.

Integral Garage

5.97m x 3.09m (19'7" x 10'1")

electric roller door, space and plumbing for washing machine, space for fridge freezer, power, lighting and uPVC side entrance door

Driveway

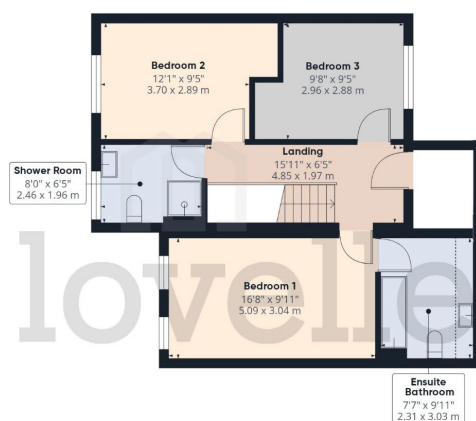
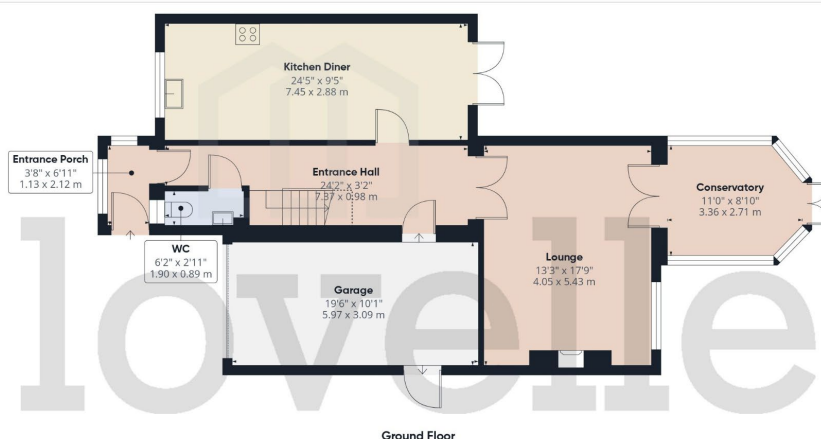
extensive block paved driveway providing ample off-road parking for a number of vehicles

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.





Approximate total area⁽¹⁾

1545 ft²
143.5 m²

Reduced headroom

28 ft²
2.6 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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