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Moorhen Close, Market Rasen



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£155,000



MODERN 2 BEDROOM END OF TERRACE HOUSE, situated on a popular residential location. Spacious and well presented accommodation comprising lounge, kitchen diner, WC, 2 double bedrooms, bathroom. Gardens front and rear & Driveway.
NO ONWARD CHAIN

Key Features

- Modern End Terrace House
- Popular Village Location
- Spacious Accommodation
- Lounge, Kitchen Diner, WC
- 2 Double Bedrooms & Bathroom
- Gardens & Driveway
- EPC rating C
- Tenure: Freehold



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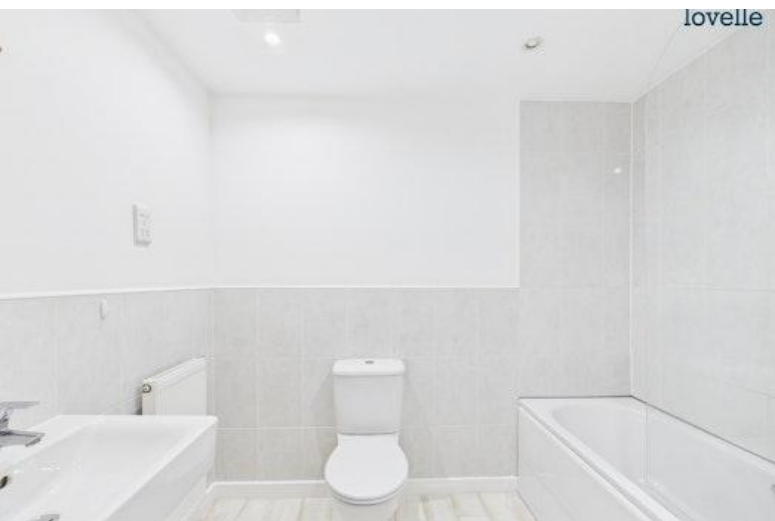
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Situation

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.

Lounge

6.09m x 3.96m (20'0" x 13'0")

double glazed entrance door, double glazed window to front aspect, 2 radiators, laminate flooring, stairs to first floor accommodation and storage cupboard

WC / Cloakroom

1.83m x 0.97m (6'0" x 3'2")

low level WC, pedestal hand wash basin, tiled splash backs, laminate flooring and radiator

Kitchen Diner

2.61m x 4m (8'7" x 13'1")

a range of fitted wall and base units, electric oven, induction hob, stainless steel sink unit, space and plumbing for washing machine, space for fridge freezer, wall mounted gas boiler, tiled flooring, radiator, double glazed window to rear aspect and double glazed entrance door

Landing

1.56m x 2m (5'1" x 6'7")

roof void access

Bedroom 1

3.91m x 2.89m (12'10" x 9'6")

double glazed window to front aspect, radiator and storage cupboard

Bedroom 2

3.19m x 3.97m (10'6" x 13'0")

double glazed window to rear aspect and radiator

Bathroom

2.53m x 1.76m (8'4" x 5'10")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with electric shower over, tiled splash backs, laminate flooring and radiator

Gardens

benefitting from gardens front and rear. The front garden is mostly laid to lawn with gravelled borders. The rear garden is again mostly laid to lawn, with paved patio seating areas.

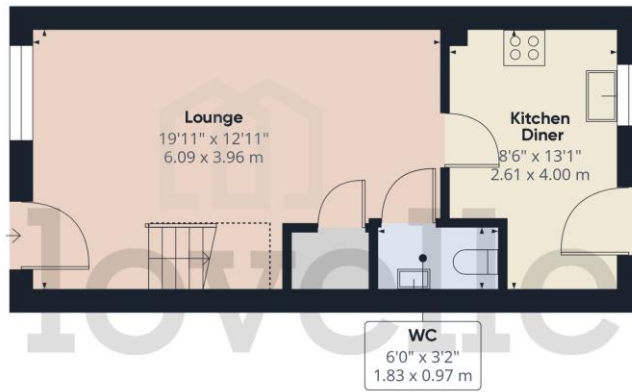
Parking

block paved allocated parking to the front of the property

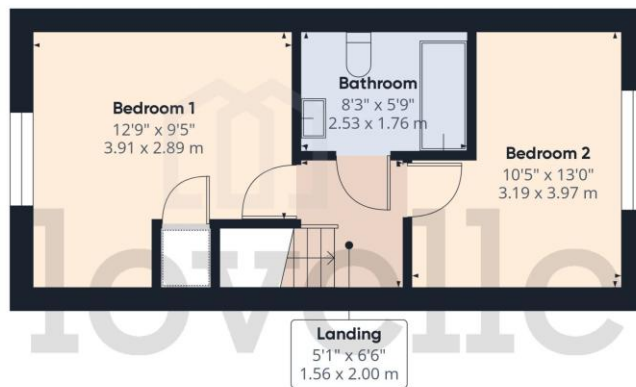
Agents Notes

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Ground Floor



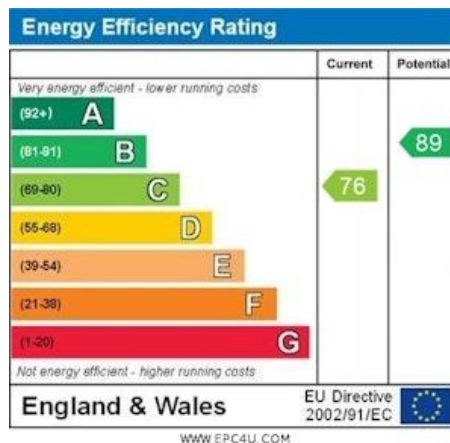
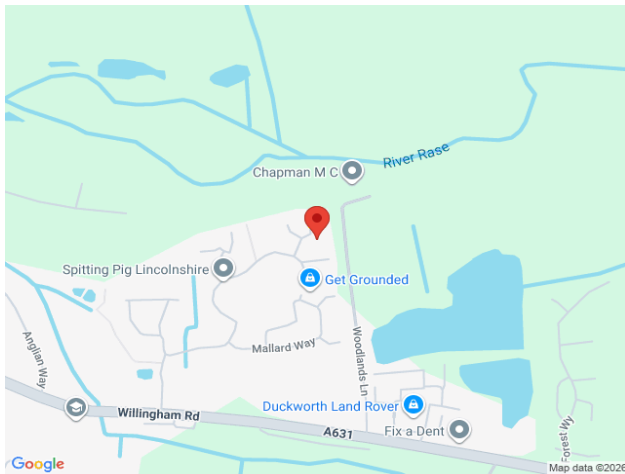
Approximate total area⁽¹⁾
717.43 ft²
66.65 m²

Reduced headroom
18.57 ft²
1.72 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.



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