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Dovecote, Market Rasen

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£290,000



SPACIOUS & FLEXIBLE DETACHED HOUSE, in popular village of Middle Rasen. Comprising porch, entrance hall, lounge, kitchen diner, conservatory, snug / study, 4 bedrooms, shower room and bathroom. LOW MAINTENANCE REAR GARDEN, Garage & Driveway, **VIEWING ADVISED**

#### Key Features

- Spacious Detached House
- Popular Village Location
- Flexible Accommodation
- Entrance Porch, Entrance Hall
- Lounge, Kitchen Diner, Conservatory
- Bedroom, Reception Room & Shower Room
- EPC rating C
- Tenure: Freehold



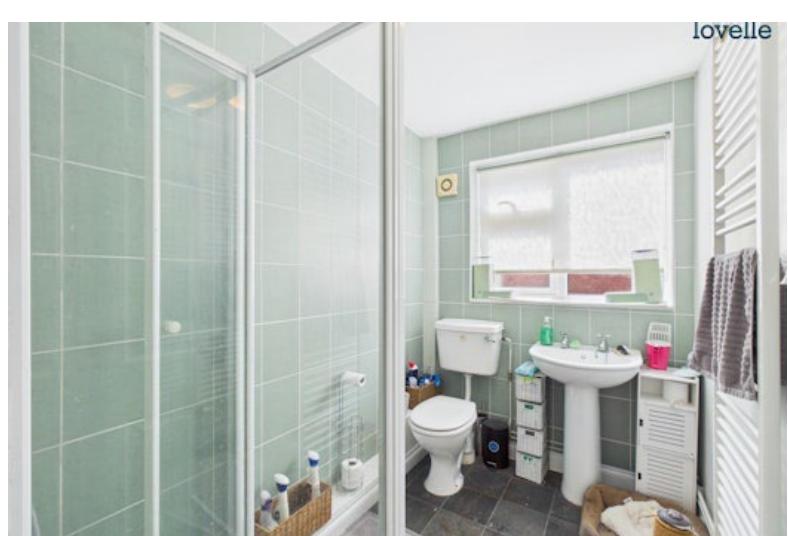
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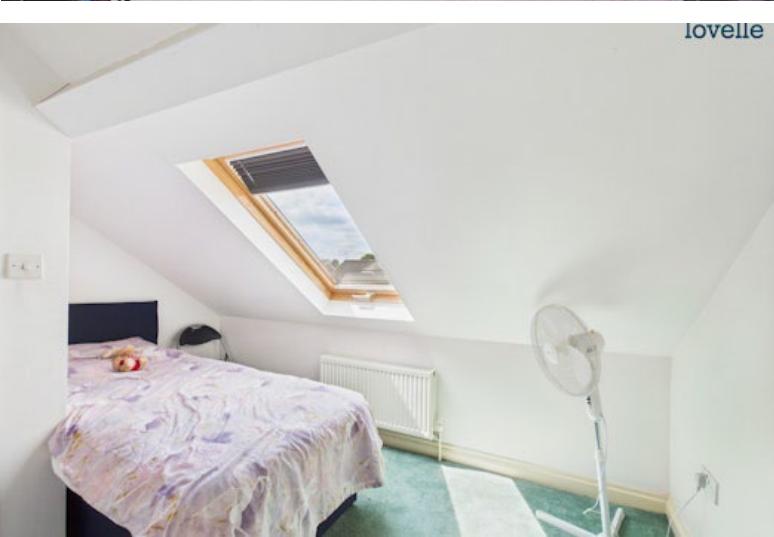
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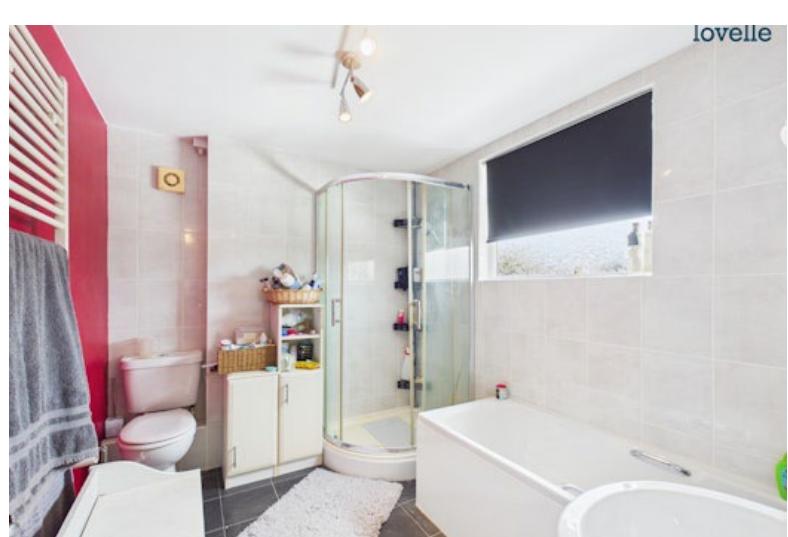
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## Situation

Middle Rasen is a charming semi-rural village situated at the foot of The Lincolnshire Wolds. Deemed an Area of Outstanding Natural Beauty. An ideal location, sitting astride the River Rase, surrounded by beautiful rolling countryside, quiet roads and pleasant footpaths, yet is only 15 miles from the historic cathedral city of Lincoln.

## Entrance Porch

1.09m x 1.3m (3'7" x 4'4")

composite entrance door with adjoining side screen

## Entrance Hall

7.8m x 2.15m (25'7" x 7'1")

glazed entrance door, 2 radiators, laminate flooring, cloak cupboard, stairs to first floor and storage cupboard under

## Lounge

5.01m x 3.52m (16'5" x 11'6")

double glazed window to front aspect and radiator

## Breakfast Kitchen

3.9m x 3.51m (12'10" x 11'6")

a range of fitted wall and base units, breakfast bar, space and plumbing for dishwasher, sink unit, 4 ring gas hob, wall mounted gas boiler, electric oven, space for fridge freezer, radiator, vinyl flooring, double glazed window to rear aspect and uPVC entrance door

## Conservatory / Utility

2.76m x 5.85m (9'1" x 19'2")

brick built base with uPVC rear entrance door, a range of fitted base units, space for tumble dryer, space and plumbing for washing machine, sink unit, radiator and vinyl flooring

## Snug / Study

3.64m x 3.34m (11'11" x 11'0")

double glazed window to front aspect and radiator

## Ground Floor Bedroom 4

3.5m x 2.93m (11'6" x 9'7")

double glazed window to rear aspect and radiator

## Shower Room

1.71m x 2.45m (5'7" x 8'0")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, vinyl flooring, heated towel rail and double glazed window to rear aspect

## Landing

0.93m x 2.88m (3'1" x 9'5")

laminate flooring

## Bedroom 1

3.7m x 4.7m (12'1" x 15'5")

double glazed window to front aspect and radiator

## Bedroom 2

3.55m x 3.51m (11'7" x 11'6")

double glazed window to front aspect and radiator

## Bedroom 3

2.7m x 3.48m (8'11" x 11'5")

'Velux' style window to rear aspect and radiator

## Bathroom

2.35m x 2.78m (7'8" x 9'1")

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

## Garden

low maintenance rear garden being mostly laid to block paving

## Garage

up and over door, power, lighting and double glazed window to side aspect

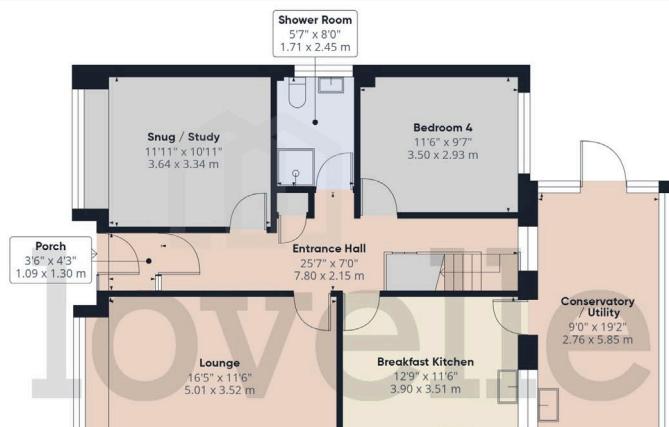
## Driveway

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.



Ground Floor



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

1496 ft<sup>2</sup>  
139.2 m<sup>2</sup>

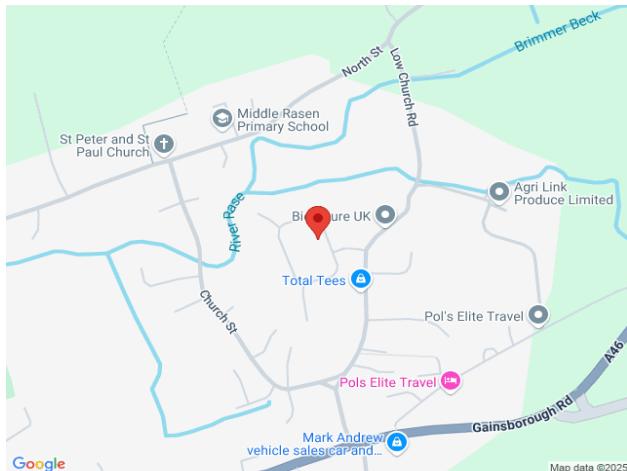
Reduced headroom  
41 ft<sup>2</sup>  
3.8 m<sup>2</sup>

(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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-81)	B	
(69-80)	C	
(56-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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