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Sutton Close, Market Rasen



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£325,000



SPACIOUS DETACHED BUNGALOW - PRIVATE LOCATION. Comprising entrance hall, lounge, kitchen diner, utility, 3 bedrooms, ensuite and bathroom. Generous gardens, extensive parking and detached garage. **VIEWING ADVISED TO FULLY APPRECIATE - NO ONWARD CHAIN**

Key Features

- Modern Detached Bungalow
- Spacious Accommodation
- Private Location & Close to Amenities
- Entrance Hall, Lounge
- Kitchen Diner, Utility Room
- 3 Bedrooms, Ensuite & Bathroom
- EPC rating D
- Tenure: Freehold



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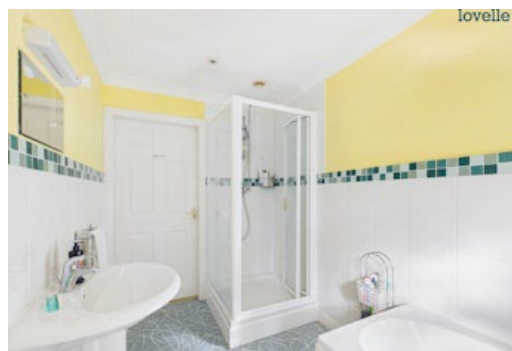
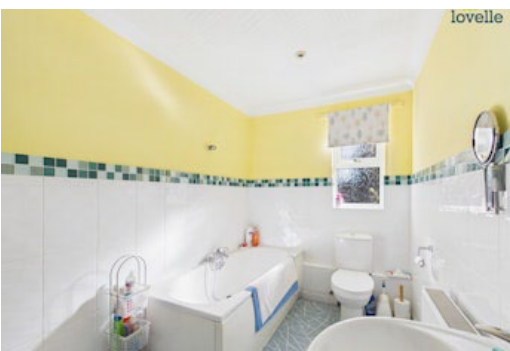
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Location

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 Hall

4.62m x 1.35m (15'2" x 4'5")

double glazed entrance door with adjoining side screen, 2 radiators, roof void access and cloak cupboard

Lounge

6.15m x 3.55m (20'2" x 11'7")

double glazed window to side aspect, 2 radiators, uPVC French doors and feature fireplace

Kitchen Diner

4.77m x 4m (15'7" x 13'1")

a range of fitted wall and base units, space for fridge freezer, 4 ring gas hob, stainless steel sink unit, space and plumbing for dishwasher, electric oven, space for under counter fridge, radiator, tiled splash backs, vinyl flooring and 2 double glazed windows to side aspect

Utility Room

1.75m x 1.86m (5'8" x 6'1")

fitted wall and base units, space and plumbing for washing machine, stainless steel sink unit, wall mounted gas boiler, radiator, tiled splash backs, vinyl flooring and double glazed side entrance door

Bedroom 1

3.47m x 4.3m (11'5" x 14'1")

double glazed bay window to side aspect and radiator

Ensuite

2.34m x 0.87m (7'8" x 2'11")

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

Bedroom 2

2.55m x 4.29m (8'5" x 14'1")

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

Bedroom 3

3.42m x 2.09m (11'2" x 6'11")

double glazed window to front aspect and radiator

Bathroom

3.42m x 1.85m (11'2" x 6'1")

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

Gardens

occupying a generous plot being mostly laid to lawn with paved patio, fish pond, timber shed, raised vegetable beds and a variety of plants and shrubs

Garage

5.3m x 2.74m (17'5" x 9'0")

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

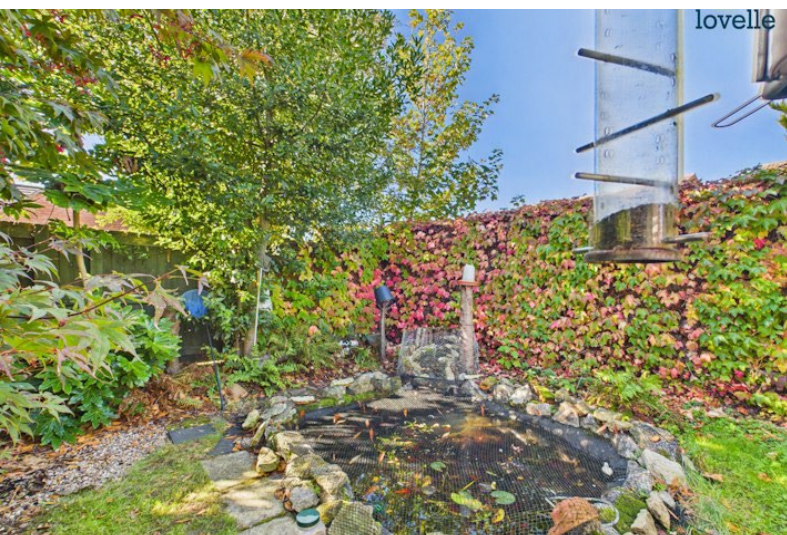
Driveway

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

Agents Notes

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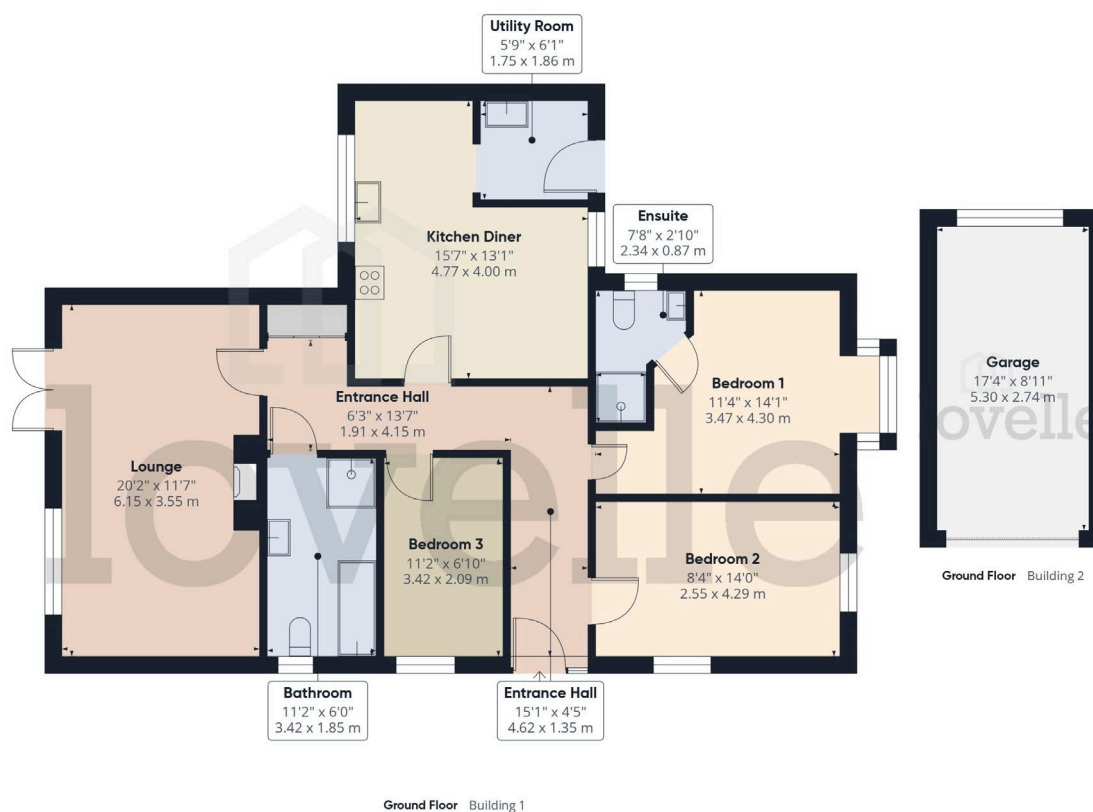


Approximate total area[®]
1168 ft²
108.5 m²

(1) Excluding balconies and terraces

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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