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14 WELLESLEY CLOSE, Market Rasen

GUIDE £140,000

A modern, three bedroom semi-detached house, together with detached garage and enclosed garden. Located close to town centre amenities.

****Ideal first time buyer property****

- Living Room
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Enclosed Garden
- Single Garage
- Off Road Parking
- uPVC Double Glazing
- Gas Central Heating

14 Wellesley Close, Market Rasen, Lincolnshire, LN8 3EJ

DESCRIPTION

A well-presented three bedroom semi-detached house set on a corner plot at the head of a cul-de-sac. The property is ideal for a first time buyer or family.

LOCATION

The property is located within walking distance of the town centre of Market Rasen which is a market town situated on the edge of the Lincolnshire Wolds between Grimsby and Lincoln. It offers local schooling, shopping facilities, doctor's surgery, sports clubs and well renowned racecourse. Market Rasen is ideally located for commuting to the major towns of the region with good road links to the A1 and M180, rail and air travel connections.

ACCOMMODATION

Entrance Hall

uPVC half glazed entrance door with glazed side panel, radiator, stairs to first floor, laminate flooring.

Living Room

4.27m max x 3.77m max

Bay window to the front elevation, radiator, wood effect laminate flooring, living flame gas fire set on a marble hearth with wooden mantle, under stairs cupboard, coving.



Open plan leading to:

Dining Room

2.88m x 2.46m

French doors to the rear garden, radiator, wood effect laminate flooring, coving.



Kitchen

2.84m x 2.17m

Window to the rear elevation, radiator, range of high and low level cream fronted cupboards and drawers incorporating a stainless steel draining sink, plumbing for washing machine, space for tumble dryer and free standing oven, extractor fan, laminate flooring, coving.



Landing with loft access.

Bedroom One

3.69m x 2.85m

Window to the rear elevation, radiator, coving.



Bedroom Two

3.51m x 2.57m

Window to the front elevation, radiator, coving.



Bedroom Three

2.51m max x 2.11m max

Window to the front elevation, cupboard, radiator, coving.

Bathroom

1.89m x 1.82m

Window to the rear elevation, white suite comprising: bath with thermostatically controlled shower over, wash hand basin & w.c., part tiled walls, chrome heated towel rail, spot lighting, laminate flooring, extractor fan.



OUTSIDE

The property is approached over a gravel driveway, providing parking for several vehicles, leading to a detached single garage with up and over door, power and lighting.

The rear garden is enclosed by fencing and hedging and is predominantly laid to lawn with a patio area adjacent to the rear of the house.



GENERAL REMARKS and STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by West Lindsey District Council that this property is in Band B.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

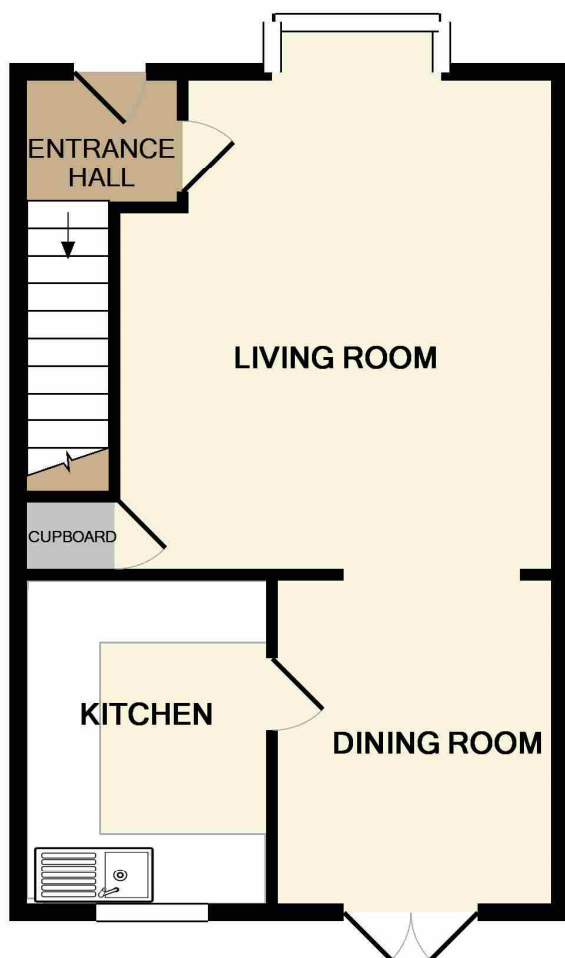
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 12.30pm.

Viewing: Please contact the Brigg office on 01652 654833.

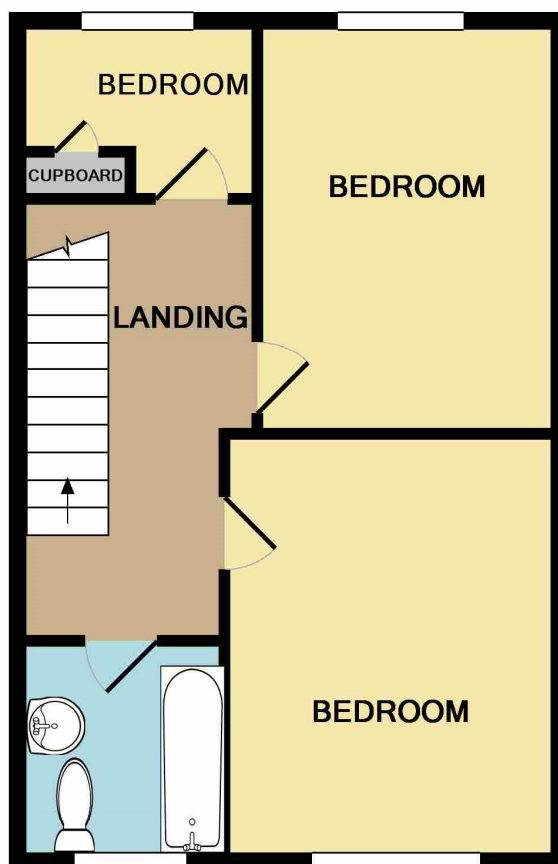
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Brigg - 01652 654833.

These particulars were prepared in December 2017.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



GROUND FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 717 SQ.FT. (66.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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