

7 Wetherby Close

Market Rasen, LN8 3EG

Book a Viewing!

£290,000

7 Weatherby Close is an immaculately presented two-bedroom detached bungalow, situated within a quiet cul-de-sac on the outskirts of the popular market town of Market Rasen. Conveniently positioned within walking distance of the town centre, the property offers well maintained, single storey accommodation, making it an excellent choice for those seeking a manageable home in a peaceful setting. The accommodation briefly comprises an entrance hallway, a comfortable living room with feature fireplace, two bedrooms, a fitted kitchen, separate dining area and a sunroom overlooking the rear garden. There is also a family bathroom and separate WC, providing additional practicality. Externally, the property benefits from a particularly attractive south-facing rear garden, enjoying open field views beyond. The garden incorporates a well-maintained lawn, spacious paved patio and raised flowerbeds, providing an appealing space to relax and enjoy the outlook. To the front is a lawned garden and concrete driveway, offering off-road parking for multiple vehicles and access to the garage. Further benefits include a garage with power and lighting, together with the property's convenient position close to Market Rasen town centre. Viewing is highly recommended to appreciate the presentation, accommodation and setting on offer.





7 Wetherby Close, Market Rasen, LN8 3EG







LOCATION

Market Rasen is a thriving market town situated on the edge of the Lincolnshire Wolds, with a good range of local amenities and transport links. The town benefits from a railway station and bus services providing links towards Lincoln, Grimsby and wider destinations.

The town offers independent shops, regular markets in the historic market square, restaurants, public houses, healthcare providers, library and leisure facilities. Market Rasen is also well known for its golf course and racecourse. Local schooling includes Market Rasen C of E Primary School and De Aston School, both rated 'Good' by Ofsted.

ACCOMMODATION

HALL

Accessed via a composite external entrance door to the front elevation, the hallway features laminate flooring throughout, radiator and doors leading to the principal accommodation

LOUNGE

12' 3" x 16' 7" (3.73m x 5.05m) A well presented reception room featuring laminate flooring, radiator and a feature fireplace with electric fire. A uPVC double glazed window to the front elevation provides natural light.









BEDROOM 1
10' 1" x 12' (3.07m x 3.66m) Featuring laminate flooring throughout, radiator and uPVC double glazed window to the front elevation.

BEDROOM 2
8' 6" x 12' 4" (2.59m x 3.76m) A further bedroom with laminate flooring, radiator, uPVC double glazed window to the side elevation and built-in wardrobe space.

BATHROOM
8' 3" x 7' 5" (2.51m x 2.26m) Fitted with tiled flooring, radiator, low level WC and wash hand basin with integrated storage beneath. There is also a bath with dual taps and overhead shower, complemented by tiled surrounds. A uPVC double glazed frosted window to the rear elevation provides natural light. A useful storage cupboard houses the boiler.

KITCHEN
10' x 13' 2" (3.05m x 4.01m) Featuring laminate flooring, radiator and uPVC double glazed window to the rear elevation, together with a composite external door providing access to the rear garden. The kitchen is fitted with a range of base units, complemented by work surfaces and tiled splashbacks. An electric oven with hob and stainless steel sink with drainer. There is also spaces for a freestanding fridge/freezer and plumbing for a washing machine.

WC
3' 8" x 2' 9" (1.12m x 0.84m) Fitted with laminate flooring, low-level WC and wash hand basin with integrated storage beneath, together with tiled surrounds and a uPVC double glazed frosted window to the rear elevation.

DINING AREA
10' x 9' 1" (3.05m x 2.77m) The dining area continues with laminate flooring and radiator, with an open connection through to the sunroom, creating a pleasant additional space for dining and everyday use.

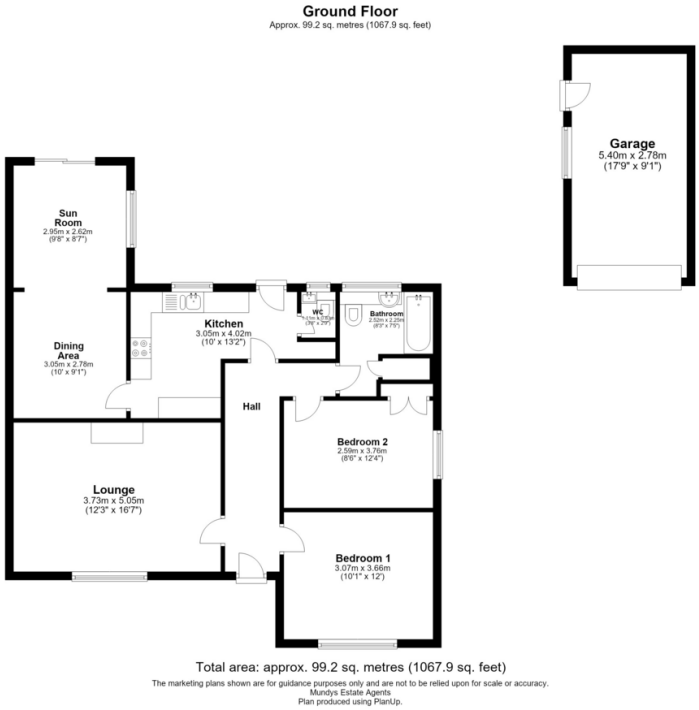
SUN ROOM
9' 8" x 8' 7" (2.95m x 2.62m) A particularly appealing addition to the accommodation, featuring laminate flooring and uPVC double glazed windows to the rear elevation. uPVC double-glazed sliding patio doors provide access to the rear garden, while also making the most of the outlook across the garden towards the open fields beyond.

GARAGE
17' 9" x 9' 1" (5.41m x 2.77m) The garage is fitted with an up-and-over door, external side access door and uPVC double glazed frosted window to the side elevation. The garage also benefits from a power and lighting supply.

OUTSIDE
The property benefits from a well-maintained south-facing rear garden, enjoying attractive open field views beyond the property's boundary. The garden is predominantly laid to lawn, with a spacious paved patio providing an ideal area for outdoor seating and entertaining. Raised flowerbeds add further interest, while a garden shed offers useful storage.







There is side access to the front of the property, together with access to the garage and additional off-road parking

To the front is a well maintained lawned garden, alongside a concrete driveway providing off-road parking for multiple vehicles. The driveway leads to the garage, with further access around the side of the property to the rear garden.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

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