



1 Old Cross Keys, Front Street

Normanby-by-Spital, Market Rasen, LN8 2EB

£120,000

A two bedroom character cottage in the rural village of Normanby-by-Spital, located to the North of the City of Lincoln and to the West of the town of Market Rasen. The property has accommodation comprising of Lounge/Diner, Kitchen, two Double Bedrooms and Family Bathroom. The property retains some character features and is in need of modernisation to bring it back to life. Outside there is a block paved frontage and block paved enclosed rear yard. This property benefits from no onward chain and viewing of the property is highly recommended to see its potential.



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SERVICES

Mains electricity, water and drainage. Electric storage heating.

EPC RATING – G

COUNCIL TAX BAND – A

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head West out of Market Rasen on Queen Street, proceed onto Gainsborough Road and turn left onto the A631. Proceed through the villages of Middle Rasen, West Rasen and over Bishopbridge into the village of Glentham. Turn left onto Caenby Road and proceed along, taking you into the village of Normanby-by-Spital and onto Front Street where the property is located on the left hand side.

LOCATION

The property is located in the small rural village of Normanby-by-Spital situated approximately 12 miles North of Lincoln, 2 miles South-East of Caenby Corner and 7 miles West of the Market Town of Market Rasen. There is easy access to the A15 which in turn gives good access to Lincoln or North to the M180, M18 and beyond. The village benefits from a well-regarded primary school rated "Good" by Ofsted, a public house and a post office.

ACCOMMODATION

LOUNGE

13' 10" x 12' 1" (4.24m x 3.69m), with staircase to the First Floor, double glazed window to the front aspect, laminate flooring and electric storage heater.

KITCHEN

11' 10" x 9' 8" (3.62m x 2.96m), fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for a cooker and washing machine, tiled splashbacks, electric storage heater and double glazed window and door to the rear aspect.

FIRST FLOOR LANDING

With loft access point.

BEDROOM 1

12' 0" x 10' 6" (3.66m x 3.21m), with double glazed window to the rear aspect, airing cupboard and electric storage heater.

BEDROOM 2

12' 0" x 5' 11" (3.67m x 1.82m), with double glazed window to the front aspect, double wardrobe and electric storage heater.

BATHROOM

5' 9" x 5' 6" (1.76m x 1.68m), fitted with a three piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks and electric storage heater.

OUTSIDE

To the front of the property there is a block paved frontage. To the rear there is an enclosed block paved yard.

WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gibson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

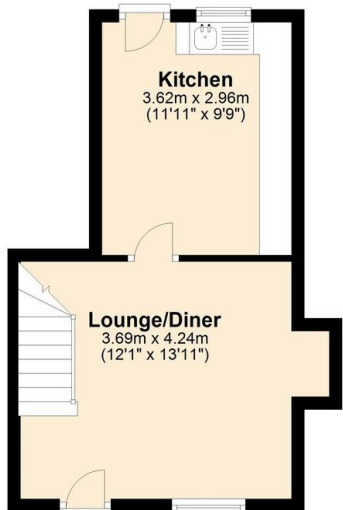
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated here in as not verified.

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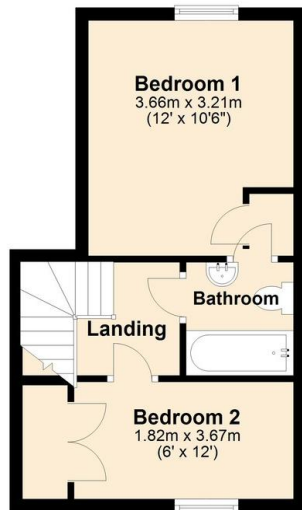
Ground Floor

Approx. 27.3 sq. metres (293.4 sq. feet)



First Floor

Approx. 23.9 sq. metres (257.5 sq. feet)



Total area: approx. 51.2 sq. metres (551.0 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

