



4 Roman Fields

Market Rasen, LN8 3ZG

£123,500 (65% SHARED OWNERSHIP)

An immaculately presented three bedroom semi-detached modern home, situated just off Linwood Road. The property is set-back from the road with a green area to the front and is within walking distance to Market Rasen town centre and the nearby train station. Internally the property has living accommodation briefly comprising of Entrance Hallway, Lounge, Kitchen/Diner with double doors to the rear garden, large Downstairs Cloakroom and a First Floor Landing leading to three Bedrooms, one with an En-Suite Shower Room and a Family Bathroom. Outside the property is approached via a private driveway leading to off-street parking with access to the generous-sized rear garden with a patio seating area, raised decking area and a garden shed. Viewing of the property is essential to appreciate the standard of accommodation on offer. The property further benefits from No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B

COUNCIL TAX BAND – B (West Lindsey District Council).

TENURE - Leasehold.

RENT AND GROUND RENT – Approx. £195pcm.
Shared Ownership (Rent to pay on the remaining 35%)

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Market Rasen is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger Towns and City networks. The Town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guesthouses, public houses, library, health care providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').



ACCOMMODATION

HALL

With composite external door, stairs to First Floor and radiator.

LOUNGE

18' 3" x 13' 5" (5.56m x 4.09m), with UPVC double glazed window and radiator.

KITCHEN/DINER

16' 8" x 11' 6" (5.08m x 3.51m), with UPVC double glazed window and double doors to the rear garden, vinyl flooring, fitted with a range of wall and base units with drawers and work surfaces over, matching upstand, integral double oven, four ring electric hob with extractor fan over and glass splashback, space for fridge freezer, plumbing/space for washing machine and spotlighting.

CLOAKROOM

5' 8" x 4' 8" (1.73m x 1.42m), with low level WC, wash hand basin and radiator.

FIRST FLOOR LANDING

Giving access to three Bedrooms and Bathroom.



BEDROOM 1

10' 5" x 9' 2" (3.18m x 2.79m), with UPVC double glazed window and radiator.

EN-SUITE

With vinyl flooring, part-tiled walls, low level WC, wash hand basin, shower cubicle, extractor fan and radiator.



BEDROOM 2

13' 10" x 9' 2" (4.22m x 2.79m), with UPVC double glazed window and radiator.

BEDROOM 3

10' 0" x 7' 1" (3.05m x 2.16m), with UPVC double glazed window and radiator.



BATHROOM

7' 1" x 6' 7" (2.16m x 2.01m), with UPVC double glazed window, vinyl flooring, part-tiled walls, low level WC, wash hand basin, bath with shower over, radiator and extractor fan.



OUTSIDE

To the side of the property there is a driveway providing off-street parking with a gate leading to the rear with a raised decking seating area and garden shed. Beyond this there is a generous-sized lawned garden and a patio seating area.

WEBSITE

Our detailed website shows 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, B Ridge McFarland, Dale & Co and Gilson 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.

Coverings will be able to provide information and services they offer relating to removals. 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 roughly 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 herein a spot verified.

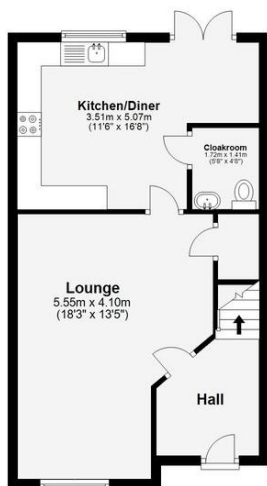
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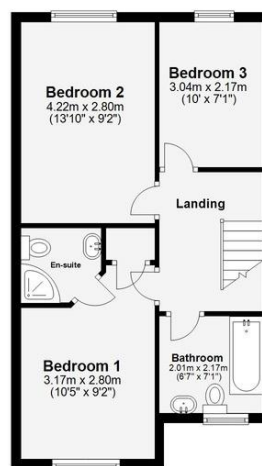




Ground Floor
Approx. 45.3 sq. metres (487.9 sq. feet)



First Floor
Approx. 44.2 sq. metres (475.8 sq. feet)



Total area: approx. 89.5 sq. metres (963.7 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.