



**40 King Street**

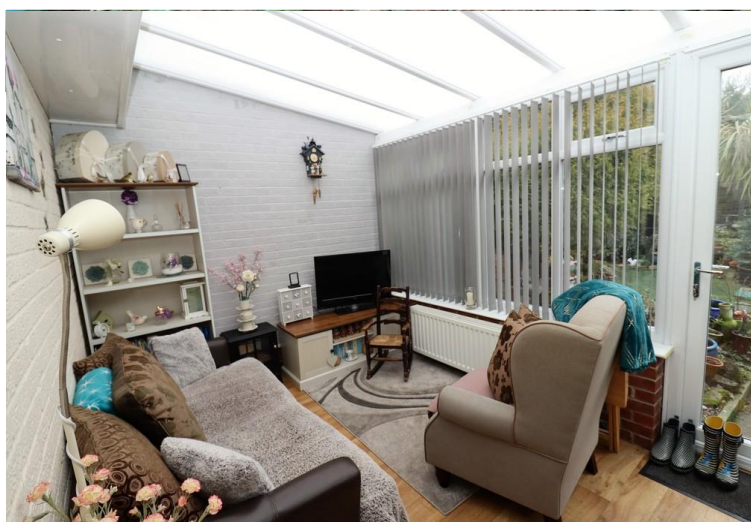
Market Rasen, LN8 3BB

**£119,950**

An extended end-terraced character home, situated a short walk to all Market Rasen amenities, offers flexible living space with 2/3 bedrooms and with potential for updating. Accommodation comprises of an Entrance Hall, Sitting Room, Bedroom One, Snug, Kitchen Diner, Cloakroom, Bathroom, Conservatory and a First Floor Landing leading to a double Bedroom and a single Bedroom. Outside there is a private garden with AstroTurf for low maintenance and includes a Summer House. There is also the added benefit of a private separate patio area. Located centrally, just a short stroll from shops and facilities. Viewing is advised.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – A (West Lindsey District Council).

**TENURE** - Freehold.

**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').





#### **ENTRANCE HALLWAY**

Having uPVC door with inset frosted panel opening into the Entrance Hallway, with oak effect laminate flooring, ceiling light point, door to the Ground Floor Bedroom and open archway leading to the Snug.

#### **GROUND FLOOR BEDROOM**

12' 11" x 9' 10" (3.96m x 3.01m) Having a chimney breast with feature alcove and shelving fitted to the chimney breast recesses, radiator, feature beams, TV point and uPVC window to the front elevation.

#### **SNUG**

11' 11" x 4' 11" (3.64m x 1.52m) MAX Having staircase leading to the First Floor Landing with open storage recess beneath the staircase, feature panelling to ceiling, ceiling light points, oak effect laminate flooring, shelving, feature window to rear elevation, radiator and slight step up with an open archway leading to the Kitchen Diner.

#### **KITCHEN DINER**

14' 10" x 9' 0" (4.53m x 2.75m) A large open plan Kitchen Diner with a range of fitted units to base level with contrasting beech effect work surfaces over, further complementing units to eye level, cooker point with extractor hood over, stainless steel sink unit, space for a dining table, spaces for a fridge freezer and washing machine, uPVC window to the side elevation, radiator, plate racks, picture rail, strip lighting to ceiling and open archway leading to the Utility Recess.

#### **UTILITY RECESS**

2' 11" x 6' 10" (0.90m x 2.10m) Having ceiling light point, vinyl flooring, door to the Bathroom, uPVC door leading to the Conservatory, a range of storage and cloaks hanging area.

#### **BATHROOM**

9' 0" x 5' 1" (2.75m x 1.57m) Having a panelled bath with direct feed shower over, WC, wash hand basin, radiator, ceiling light point, extractor, frosted uPVC window to the side elevation, tiled splash-backs, oak effect vinyl flooring and open alcove with airing cupboard housing the central heating boiler.

#### **L-SHAPED CONSERVATORY**

13' 5" x 9' 1" (4.09m x 2.79m) PLUS 3' 0" x 10' 6" (0.93m x 3.22m) A large L-shaped Conservatory extension to the rear of the property with uPVC windows to the side and rear elevations, uPVC door leading to the rear courtyard garden, further door leading to an enclosed courtyard area for the wheelie bins and side access to the property, vinyl flooring and radiator.

#### **FIRST FLOOR LANDING**

Having ceiling light point, loft access hatch and doors to two further Bedrooms.

#### **BEDROOM**

11' 8" x 11' 5" (3.57m x 3.48m) Having uPVC window to the front elevation, radiator and ceiling light point.





**Ground Floor**  
Approx. 53.6 sq. metres (577.2 sq. feet)



Total area: approx. 73.4 sq. metres (790.4 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.

## BEDROOM

7' 3" x 7' 1" (2.21m x 2.16m) Having uPVC window to the rear elevation, ceiling light point and radiator.

## OUTSIDE

The property has a small enclosed and walled side courtyard area providing wheelie bin storage and giving access to King Street. The rear garden has a paved pathway leading to the garden areas, the first predominant part of the garden is laid to AstroTurf with well established palms and flowerbeds. A pathway leads further down to a separate private patio area situated behind the large timber painted Summer House.

### WEBSITE

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### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers 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 them we will receive a referral fee of up to £125.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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### GETTING A MORTGAGE

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### 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.

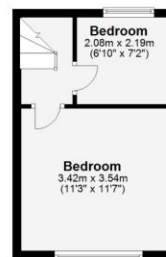
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**First Floor**  
Approx. 19.8 sq. metres (213.1 sq. feet)



29 – 30 Silver Street  
Lincoln  
LN2 1AS

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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 and 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.

