



3 Moorhen Close

Market Rasen, LN8 3TW

Offers Over £155,000

Benefitting from a cul-de-sac location in this popular residential area of Market Rasen, offered for sale with No Onward Chain! This modern three bedroomed mid-terraced home briefly comprises of Entrance Hall, ground floor WC, fitted Kitchen with integral appliances, Open Plan Lounge Diner with French style doors to the rear garden and large storage closet and First Floor Landing leading to the principal Bedroom with fitted wardrobes, two further Bedrooms and a modern Family Bathroom. There is an allocated off road parking space and enclosed rear garden with patio area and lawns.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C

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

TENURE - Freehold.

SERVICE CHARGE

Annual Service Charge Amount - £228.00 (£19 per calendar month).

Service Charge Reviewed by Meadfleet Management Company annually in TBC.

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').

ENTRANCE HALL

Having composite entrance door opening into the Entrance Hallway with ceiling light point, laminate flooring, staircase to the First Floor Landing and doors to the WC, Kitchen and Lounge Diner.

KITCHEN

7' 10" x 9' 8" (2.40m x 2.96m) Modern gloss finished units and drawers to base level with contrasting work surfaces over, inset circular sink and drainer with mixer tap over, tiled up-stands and further complimenting units to eye level, 'Zanussi' integral oven and electric hob with extractor hood above, integral fridge and freezer, integral washing machine, uPVC window to the front elevation, radiator, laminate flooring and ceiling light point.

WC

5' 1" x 3' 8" (1.55m x 1.12m) Having frosted uPVC window to the front elevation, WC, wash hand basin, laminate flooring, radiator, ceiling light point and electrical consumer unit.

LOUNGE DINER

12' 10" x 13' 6" (3.92m x 4.14m) Having uPVC French style doors to the rear garden, uPVC window to the rear elevation, two radiators, ceiling light point, TV point and door to large under stairs recess storage cupboard.

FIRST FLOOR LANDING

Having ceiling light point, loft access hatch, door to airing cupboard with shelving and hot water cylinder and additional doors to all principal first floor rooms.

BEDROOM THREE

6' 10" x 8' 1" (2.10m x 2.48m) Having uPVC double glazed window to the rear elevation, ceiling light point and radiator.

BEDROOM TWO

8' 3" x 9' 2" (2.54m x 2.81m) Having uPVC double glazed window to the front elevation, ceiling light point and radiator.

BEDROOM ONE

11' 7" x 8' 4" (3.55m x 2.55m) Having uPVC double glazed window to the rear elevation, built-in wardrobes, ceiling light point and radiator.





BATHROOM

6' 2" x 7' 0" (1.88m x 2.14m) With suit to comprise of WC, wash hand basin and panelled bath with direct feed over and side splash screen, tiled walls and contrasting tiling to splash-back/shower area, frosted uPVC double glazed window to the front elevation, tiled flooring, recessed down-lighting, extractor and radiator.

OUTSIDE

The front garden is set predominately to the allocated off road parking area and an allocated visitor space. The rear garden is fully enclosed with paved patio area, a pathway to the rear access pedestrian gate, lawned garden and space for wheelie-bin storage etc.

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, 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 then 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.

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 01 522 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.

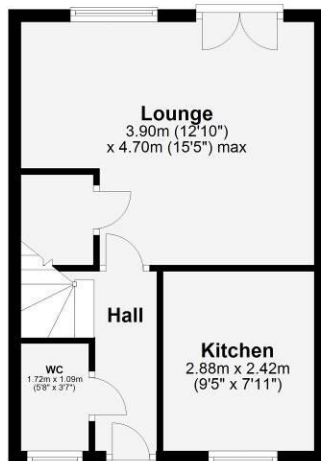
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Munds 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 Munds 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 not verified.

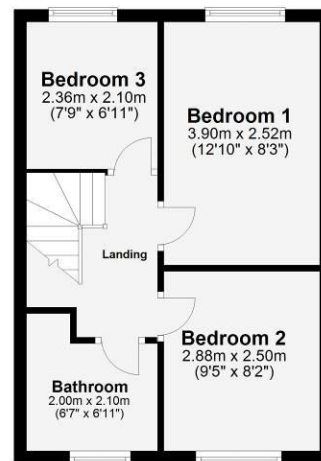
Ground Floor

Approx. 32.3 sq. metres (348.0 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



Total area: approx. 64.7 sq. metres (696.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Munds Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net

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 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.

