



**6 Heron Way**

Market Rasen, LN8 3RB

**£325,000**

An immaculately presented detached family home, positioned within a quiet location on the estate, benefitting from a well-established and larger than average corner plot and has a modern fitted kitchen with integrated appliances. The property offers welcoming and well-planned living accommodation briefly comprising of Entrance Hall, Study, Lounge, open plan Living/Kitchen/Diner, Utility Room, Ground Floor WC, First Floor Landing, Master Bedroom with En-Suite Shower-Room, modern Family Bathroom and three Further Bedrooms. Externally, the property has an off-road parking driveway for two/three vehicles, a large Garage and a cottage-style planted front garden. To the rear of the property is an extensive South-facing garden with a large patio area, formal lawns, well-stocked flowerbeds with borders and a mature tree providing foliage and natural screening. The property is well located within walking distance of both Market Rasen Town Centre and the Train Station. Viewing of the property is essential.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**COUNCIL TAX BAND – D**

**LOCAL AUTHORITY -** 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').





**DIRECTIONS**

Head West out of Market Rasen on Willingham Road and turn left onto Kingfisher Drive and then turn left onto Heron Way. Proceed along until the road meets a T-junction, then turn right and the property is located immediately on the right hand side.

**SERVICE CHARGE**

Approx. £72.20 twice yearly - payable to the Management Company Meadfleet (subject to change).

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

**ACCOMODATION**

**ENTRANCE HALL**

With front entrance door with glazed inset panels and complementing side panels, doors to the principal Ground Floor Rooms, LVT flooring, ceiling light point, radiator and staircase rising to the First Floor.

**WC**

2' 7" x 5' 4" (0.81m x 1.65 m), having soft cushion flooring, ceiling light point, extractor, WC, corner wash hand basin, tiled upstands and radiator.

**LIVING/KITCHEN/DINER**

25' 11" x 9' 7" (7.92m x 2.93m), a fantastic family space comprising of a Kitchen Area, Dining Area and Sitting Area, LVT flooring, radiator, three ceiling light points, spaces for a sofa and dining table, two uPVC windows to the rear elevation and uPVC sliding doors opening onto the rear garden and patio. The Kitchen area comprises of a range of modern fitted drawer units to base level and further complimenting units to eye level, inset composite sink unit and mixer tap over, gloss-finished tiled upstands, integral dishwasher, integral grill and oven, five ring gas hob with extractor hood over, doors to the Inner Hall and Utility Room and double doors to the Lounge.

**UTILITY ROOM**

8' 1" x 5' 8" (2.47m x 1.73 m), having uPVC side entrance door with inset frosted glazed panel, LVT flooring, wall-mounted 'Glow Worm' gas-fired boiler, electrical consumer unit, ceiling light point, extractor, spaces for washing machine and tumble dryer, radiator and coat hanging area.

**STUDY**

8' 2" x 9' 10" (2.51m x 3.01m), having LVT flooring, uPVC window to the front elevation, ceiling light point and radiator.

**LOUNGE**

10' 7" x 15' 6" (3.25m x 4.74m), having uPVC window to the front elevation, radiator, ceiling light point, feature fireplace with granite effect surround and inset modern electric fire (the current owners advise that there is also a gas fire point if required), TV point, door to the Entrance Hall and double doors opening to the Living/Kitchen/Diner.





#### FIRST FLOOR LANDING

Having ceiling light point, radiator, doors to all principal First Floor Rooms, loft access ceiling hatch and door to storage/airing cupboard.

#### MASTER BEDROOM

12' 4" x 11' 1" (3.76m x 3.38m), having built-in sliding door wardrobes, uPVC window to the front elevation, feature alcove with TV point, ceiling light point, radiator and door to the En-Suite.

#### EN-SUITE

6' 2" x 5' 11" (1.88m x 1.82 m), having vanity wash hand basin with aqua-panelling splashbacks, WC, enclosed aqua-panelled shower cubicle with direct feed shower, ceiling light point, radiator, shaver point, extractor, frosted uPVC window to the front elevation and non-slip soft cushion flooring.



#### BEDROOM TWO

11' 6" x 12' 5" (3.53m x 3.80m), having built-in sliding door wardrobes, uPVC window to the front elevation, ceiling light point and radiator.

#### BEDROOM THREE

9' 8" x 11' 1" (2.95m x 3.39 m), having uPVC window to the rear elevation, ceiling light point, radiator and wardrobe/bedroom furniture recess.

#### BEDROOM FOUR

8' 7" x 9' 8" (2.62m x 2.95 m), having built-in sliding door wardrobes, uPVC window to the rear elevation, ceiling light point and radiator.



#### FAMILY BATHROOM

5' 8" x 7' 8" (1.73m x 2.36m), having non-slip soft cushion flooring, frosted uPVC window to the rear elevation, towel rail radiator, panelled bath with tiled splash-backs, direct feed shower over and side splash-screen, vanity wash hand basin, WC, gloss-finished tiled upstands and splashbacks, ceiling light point and extractor.

#### GARAGE

8' 11" x 17' 7" (2.74m x 5.38m), with power, lighting, eaves storage, up and over door and uPVC side courtesy door to the Rear Garden with frosted inset panel.

#### OUTSIDE

With a picket fenced gate and front boundary, the Front Garden is set to bark with cottage-style planted beds and a paved pathway leading to the front entrance portico and door. There is ample off-road parking to the side of the property with a full length tarmac driveway, giving access to the Single Garage and a useful pedestrian side gate leading into the Rear Garden. The Rear Garden is enclosed to all boundaries with fencing and is set partly to lawn with wide flowerbed borders that offer a kaleidoscope of natural colours and foliage. There is a large paved patio area that may be easily accessed via the Living/Kitchen/Dining Room's sliding door and there is a useful working garden/wheelie bin storage area to the rear of the Garage (ideal for a Garden Shed).







**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](http://mundys.net)

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**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland 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 them 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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

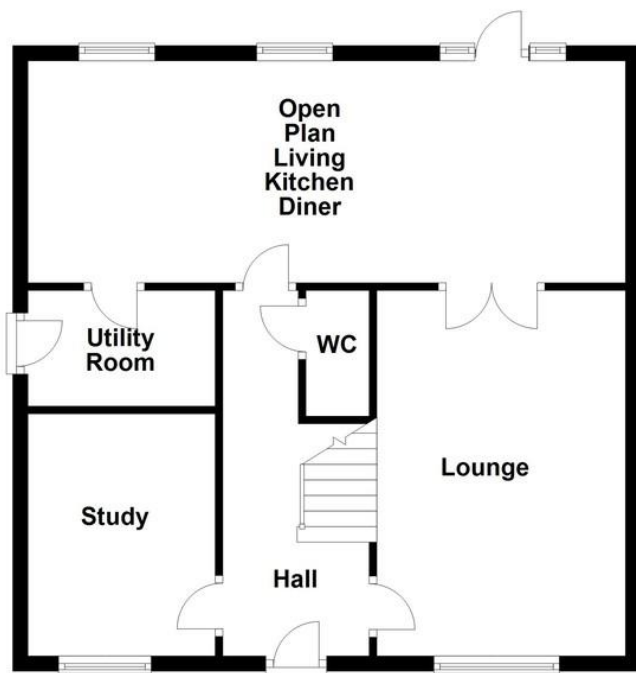
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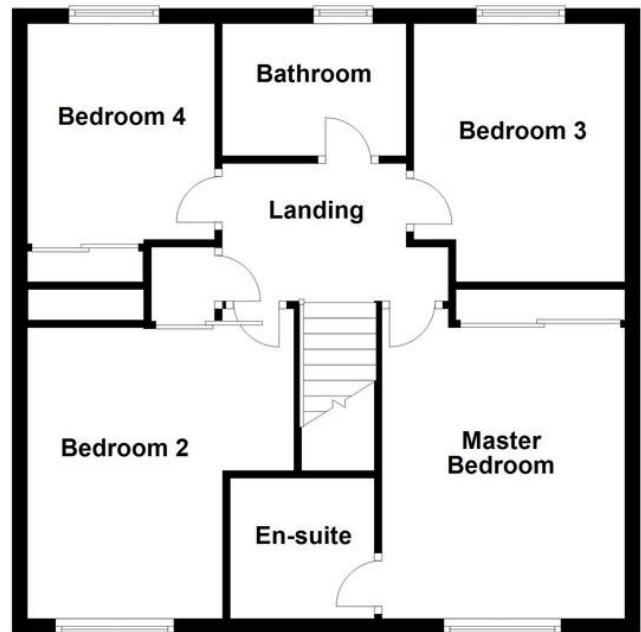




**Ground Floor**



**First Floor**



For illustration purposes only.  
Plan produced using PlanUp.

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