



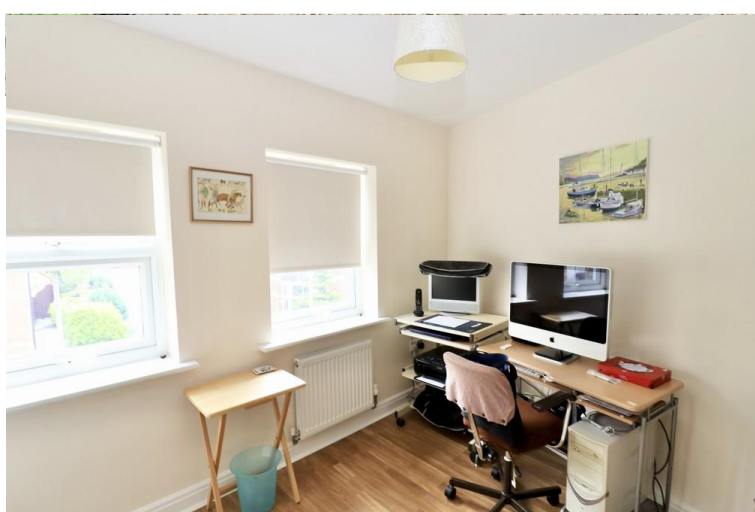
37 The Furlongs

Market Rasen, LN8 3DF

£193,000

A beautifully presented three bedroom semi-detached property in this popular residential location. Internally, the property offers welcoming and spacious living accommodation briefly comprising of Reception Hallway, Breakfast Kitchen, Lounge/Diner, WC, First Floor Landing, Master Bedroom with En-Suite Shower Room, two further Bedrooms and Family Bathroom. Externally, the property has low maintenance gardens to the front and the rear, a block paved driveway and Garage with electric roller doors. The property also benefits from being fitted with solar panels.





SERVICES

All mains services available. Gas central heating. Solar panels.

EPC RATING – B

COUNCIL TAX BAND – B

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 out of Market Rasen on the B1202, turn right onto The Furlongs and follow the lane as it turns to the left. The property is located on the left hand side.

ACCOMMODATION

ENTRANCE HALL

Having composite entrance door, oak-effect LVT flooring, staircase to the First Floor, doors to all principal Ground Floor rooms, ceiling light point and radiator.

KITCHEN

8' 9" x 12' 0" (2.69m x 3.68m), having a range of fitted units to base level with contrasting work surfaces above, tiled upstands, inset stainless steel sink unit, four ring gas hob with extractor hood above, integral Amica electric fan oven, further complementing units to eye-level, corner unit housing the gas-fired central heating boiler, spaces for a fridge, washing machine and breakfast table, radiator, ceiling light point, tiled flooring, uPVC window overlooking the rear garden and door to the rear elevation.

WC

4' 10" x 2' 9" (1.48m x 0.84m), having tiled flooring, radiator, WC, corner wash hand basin with tiled upstands, vanity mirror, ceiling light point and extractor.

LOUNGE/DINER

14' 2" x 12' 0" (4.33m x 3.67m) PLUS 10' 11" x 7' 9" (3.33m x 2.37m), a spacious and flexible living room with uPVC sliding doors to the rear garden, oak-effect LVT flooring, two radiators, two uPVC windows to the front elevation and two ceiling light points.

FIRST FLOOR LANDING

Having large uPVC feature window to the front elevation, oak-effect laminate flooring, airing cupboard, doors to all principal First Floor rooms, ceiling light point and ceiling loft access hatch with pull down loft ladder.

FAMILY BATHROOM

7' 6" x 5' 7" (2.31m x 1.71m), having tiled flooring, radiator, frosted uPVC window to the front elevation, panelled bath with shower handset, wash hand basin, WC, part-tiled walls, extractor, ceiling light point and vanity mirror.

BEDROOM ONE

11' 2" x 10' 4" (3.41m x 3.16m), having oak-effect laminate flooring, radiator, ceiling light point, uPVC window to the rear elevation and door to the En-Suite.

EN-SUITE

9' 1" x 2' 9" (2.77m x 0.84m), having part-tiled walls, tiled flooring, frosted uPVC window to the rear elevation, WC, wash hand basin, vanity mirror, radiator, extractor, ceiling light point and additional recessed downlight above the enclosed shower cubicle with bi-folding entrance door and direct feed shower.





BEDROOM TWO

11' 1" x 10' 0" (3.40m x 3.07m), having oak-effect laminate flooring, radiator, ceiling light point and uPVC window to the rear elevation.



BEDROOM THREE

9' 3" x 8' 8" (2.82m x 2.66m), having oak-effect laminate flooring, radiator, ceiling light point and two uPVC windows to the front elevation.

OUTSIDE

To the front of the property there is a block paved driveway leading in turn to the Garage, resin pathways, a gated side accessway leading to the Rear Garden and the rear entrance door, a pebble finished area and shrubs. The rear garden has a large resin patio area that can be accessed via the sliding doors in the Lounge/Diner and enjoys an outlook over the beautifully presented pebble-finished formal garden with well-stocked flowerbeds and borders.

GARAGE

8' 9" x 16' 8" (2.68m x 5.10m), with electric roller door, power, lighting and side courtesy door leading into the Rear Garden.

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, 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.

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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:

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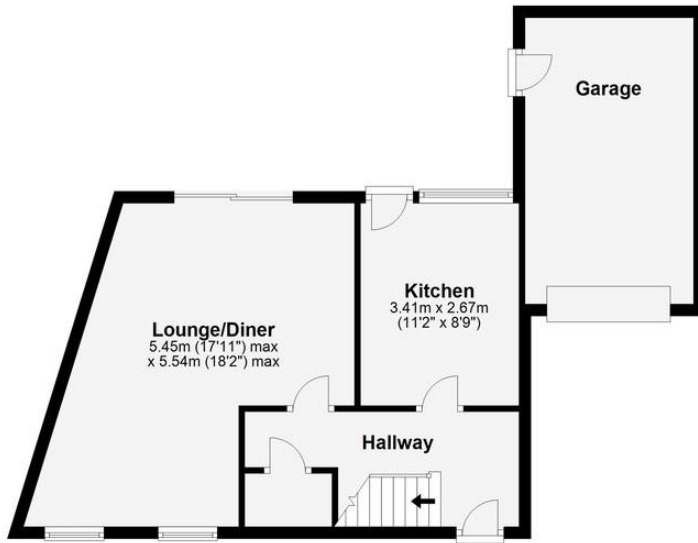
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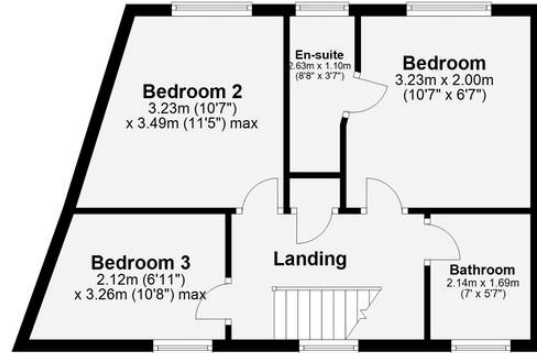
Ground Floor

Approx. 54.8 sq. metres (589.8 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



Total area: approx. 95.9 sq. metres (1031.8 sq. feet)

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

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Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
01673 847487

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