

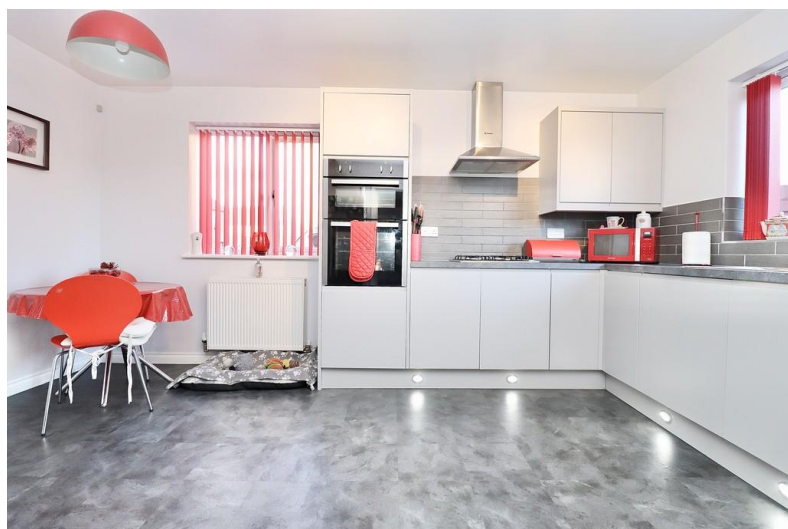


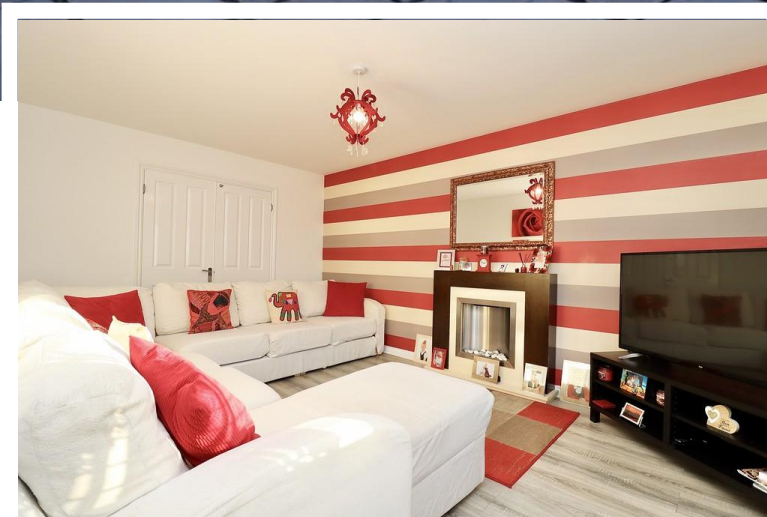
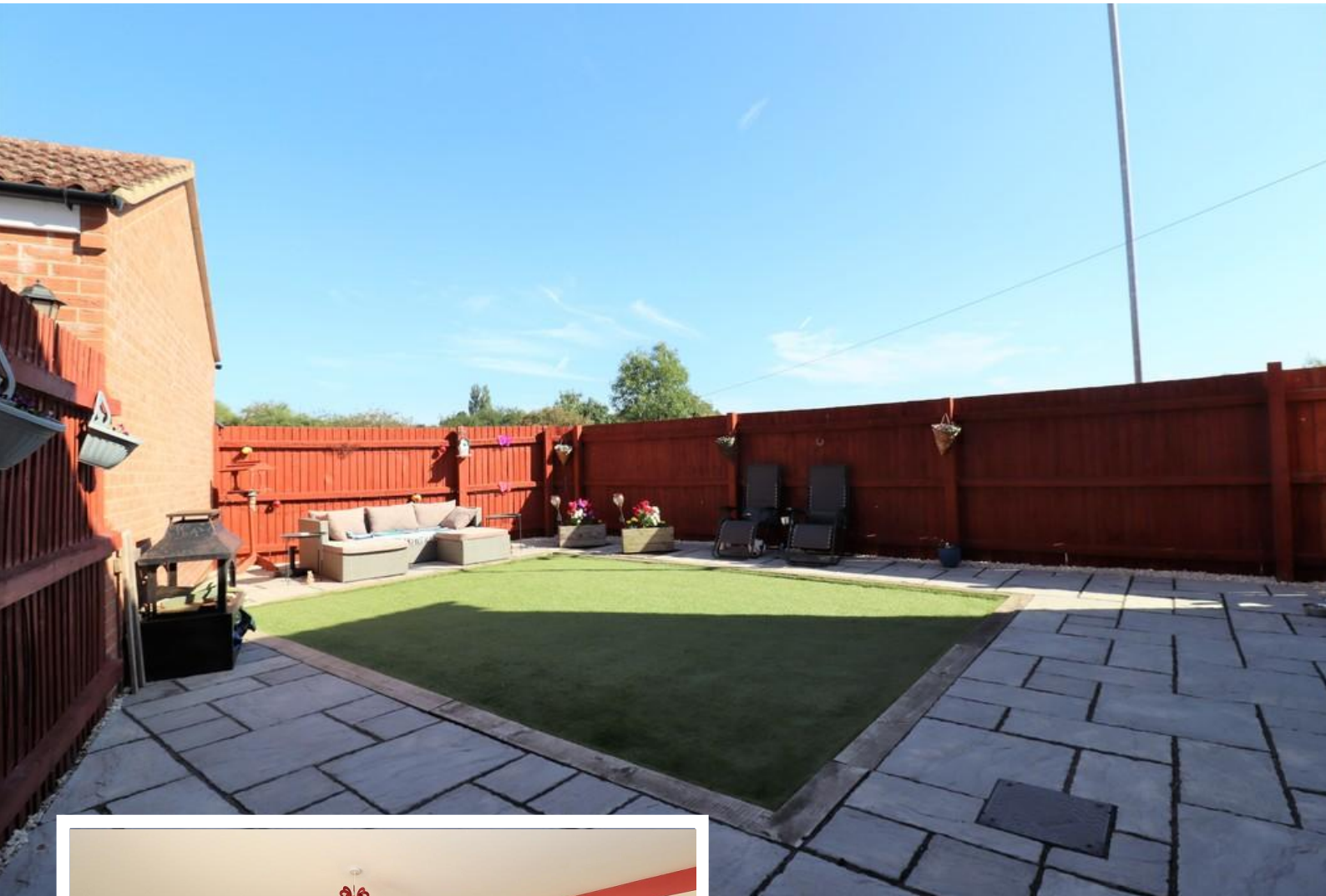
2 Lapwing Close

Market Rasen, LN8 3BD

£280,000

Set on a generous corner plot, this immaculately presented detached home offers the added benefit of ample off-road parking, low maintenance landscaped gardens to the front and rear and a large Single Garage. The property has been greatly improved throughout by the current owners and this spacious family home briefly comprises of Entrance Hall, Ground Floor WC, Lounge with double doors to the Dining Room, Large Dining Kitchen with adjacent Utility Room and useful understairs storage closet and a Reception Landing leading to the Master Bedroom with En-Suite Shower Room, three further Bedrooms and a Modern Family Bathroom. Outside there is a paved garden to the front, a large side tarmac driveway leading in turn to the Garage and a large enclosed rear garden set to patio/paving and Astroturf.





SERVICES

Mains Electricity and water. Gas central heating. Drainage to Sceptic Tank.

Annual Service Charge Amount - £144.40 (£72.20 paid twice yearly) as at 2023.

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

EPC RATING – C

COUNCIL TAX BAND – C

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading West out of Market Rasen on Willingham Road and turning left onto Kingfisher Drive. Follow the road past the turnings for Heron Way and Mallard Way, continue round the bend to the left and then turn left onto Lapwing Close. The property is the first property on the right hand side overlooking the green.



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, boutiques, 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

ENTRANCE HALL

Having composite entrance door with frosted glazed side panel opening into the welcoming hallway with staircase rising to the First Floor, doors to all principal Ground Floor Rooms, radiator, ceiling light point and grey oak effect LVT flooring.

WC

4' 9" x 3' 7" (1.47m x 1.11m) Having radiator, frosted uPVC window to the front elevation, wash hand basin with tiled upstands, WC, electrical consumer unit, ceiling light point and decorative tiled effect LVT flooring.

KITCHEN/DINER

15' 7" x 12' 1" (4.76m x 3.69m) A large Dining Kitchen with a comprehensive range of gloss finished units and drawers to base level with kickboard lighting, contrasting work surfaces above, tiled upstands and further complimenting units to eye level. Integral appliances to include: electric fan oven and grill, four ring gas hob with extractor over, dishwasher, uPVC windows to the rear and side elevations, generous dining table area with radiator, space for American style Fridge Freezer, LVT flooring, two ceiling light points, door to understairs storage cupboard, door to Utility Room and door to Dining Room.

UTILITY ROOM

5' 4" x 5' 8" (1.64m x 1.73m) Having LVT flooring, frosted uPVC door to the side elevation, wall mounted gas fired combi boiler, larder style fitted cupboards, work surface over spaces for washing machine and tumble dryer, extractor and ceiling light point.

DINING ROOM

10' 9" x 8' 8" (3.30m x 2.65m) Having uPVC sliding doors to the Rear Garden, ceiling light point, radiator, grey oak effect LVT flooring and double doors to:

LOUNGE

16' 2" x 10' 10" (4.94m x 3.31m) Having uPVC window to the front elevation, ceiling light point, radiator, grey oak effect LVT flooring and door to the Entrance Hall.

FIRST FLOOR LANDING

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

MASTER BEDROOM

13' 8" x 11' 0" (4.17m x 3.36m) MAX Having uPVC window to front elevation, ceiling light point, radiator, feature alcove, fitted wardrobes with sliding doors and a door to:





EN-SUITE

5' 8" x 6' 7" (1.73m x 2.01m) En-suite shower room briefly comprising of WC, vanity wash hand basin, enclosed shower cubicle with mains shower unit, tiling to upstands and splashbacks, ceiling light point, radiator, vinyl flooring, extractor and frosted uPVC window to front elevation.

BEDROOM TWO

16' 6" x 9' 0" (5.04m x 2.75m) Having ceiling light point, recess for dressing area/wardrobes, uPVC window to front elevation, feature alcove and radiator.

BEDROOM THREE

11' 2" x 8' 5" (3.41m x 2.58m) Having ceiling light point, recess for bedroom furniture/wardrobes, uPVC window to rear elevation and radiator.

BEDROOM FOUR

7' 8" x 11' 1" (2.34m x 3.39m) Having ceiling light point, uPVC window to rear elevation and radiator.

FAMILY BATHROOM

5' 8" x 6' 7" (1.74m x 2.02m) Having frosted uPVC window to the rear elevation, 'P' shaped panelled bath with side splash-screen and mains shower unit over, vanity wash hand basin, WC, tiling to all walls, extractor, ceiling light point, radiator and vinyl flooring.

OUTSIDE

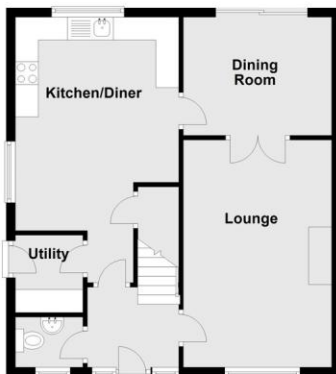
The Front Garden is set to patterned paving with picket fenced boundaries. The generous tarmac driveway provides ample off road parking for several cars and leads in turn to the Separate Garage and with pedestrian gates leading to the Rear Garden. The Rear Garden is a real suntrap and is beautifully landscaped with ease of maintenance and enjoyment in mind with paved patio areas and walkways surrounding the central Astroturf lawn.

GARAGE

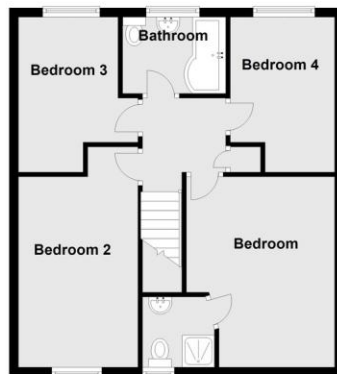
Having up and over door, power and lighting.



Ground Floor
Approx. 52.6 sq. metres (565.9 sq. feet)



First Floor
Approx. 52.9 sq. metres (569.1 sq. feet)



Total area: approx. 105.4 sq. metres (1135.0 sq. feet)

For illustration purposes only.
Plan produced using PlanItUp.

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, Kingsley Law LLP, Burton and Co, Bridge, Moorland, 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 iWater will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them then we will receive a referral fee of up to £125.

Clearings will be able to provide information and services they offer relating to removals. Should you decide to instruct them then we will receive a referral fee of up to £125.

Mundys Financial Services 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 work out the costs of financing your purchase.

NOTE

1. None of these 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 given notice that:

1. The details are a general outline of or 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 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 yourself on inspection, pursuant to your own enquiries, particularly on items stated herein and not verified.

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