



15 The Ridings,
Market Rasen, LN8 3EE

£260,000

Offered for sale with No Onward Chain, this spacious detached bungalow benefits from well-presented and well-planned living accommodation briefly comprising of an Entrance Porch, Hallway, large Lounge, Dining Room, Breakfast Kitchen, Family Bathroom and two Double Bedrooms. Externally the property offers landscaped Front and Rear Gardens - the rear enjoying a private South-facing elevation and a generous sized return Driveway leading to the Detached Garage.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – C

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, 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').



DIRECTIONS

From our offices on Queen Street, turn right at the traffic lights on to Linwood Road and proceed along. Turn left on to Beechers Way which eventually turns into The Ridings where the property can be located on the right hand side.

ACCOMMODATION

PORCH

Having frosted uPVC entrance door with complementing side panels and door to the Hallway.

HALLWAY

Newly carpeted with newly fitted doors to all principal rooms, open archway to the Dining Room, doors to a cloaks cupboard, door to an airing cupboard housing the hot water cylinder and shelving, two ceiling light points, ceiling loft access hatch and radiator.

LOUNGE

11' 6" x 13' 11" (3.52m x 4.26m), having a large uPVC window to the front elevation, radiator, wall-mounted gas fire, ceiling light point and newly fitted carpet.

DINING ROOM

7' 8" x 8' 2" (2.34m x 2.50m), having a large uPVC window to the side elevation, radiator, ceiling light point and newly fitted carpet.



BREAKFAST KITCHEN

8' 7" x 14' 0" (2.63m x 4.27m), having two ceiling light points, uPVC door with inset glazed panel to the side Garden pathway, uPVC window to the front elevation, newly fitted modern wood-effect vinyl flooring, a range of fitted units and drawers to base level with contrasting work surfaces over, tiled upstands, inset stainless steel sink unit with mixer tap over, electric fan oven and grill with electric hob over, spaces for a fridge, freezer and washing machine, large larder-style cupboard, fitted units to eye-level, wall-mounted Worcester Bosch gas-fired combi boiler, radiator and space for dining table.



BEDROOM ONE

9' 7" x 12' 0" (2.93m x 3.68m), having a large uPVC window to the rear elevation, radiator, fitted wardrobes and ceiling light point.

BEDROOM TWO

10' 6" x 8' 0" (3.22m x 2.45m), having a large uPVC window to the rear elevation, radiator and ceiling light point.





FAMILY BATHROOM

5' 2" x 8' 6" (1.60m x 2.60m), having majority tiled walls, non-slip cork tile flooring, frosted uPVC window to the side elevation, radiator, extractor, ceiling light point, WC, wash hand basin and panelled bath with direct feed shower over.

OUTSIDE

The property has a generous sized Front Garden set predominantly to lawn with flowerbeds and a return Driveway providing ample off-road parking for four vehicles and leading inturn to the Detached Garage. There are gated pedestrian access ways into the Rear Garden from each of the side elevations, opening onto the paved rear patio area and continuing onto the well-established lawns with flowering borders and shrubbery. The Rear Garden extends to the rear of the Garage where there is a further hidden paved patio area.

GARAGE

Having up and over door, power, lighting, rear window and side courtesy door.



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.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then 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 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 are 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 Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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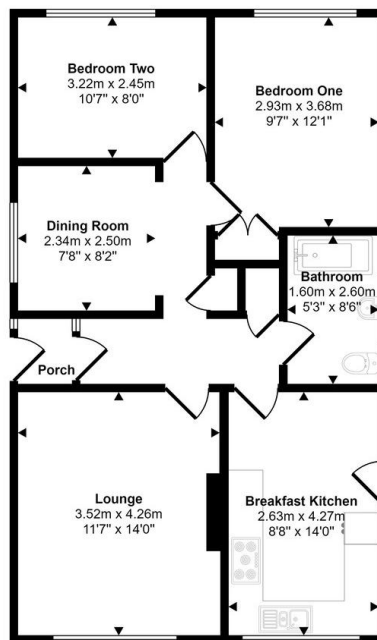
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Approx Gross Internal Area
68 sq m / 734 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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 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.