



Cottesmore, Legsby Road

Market Rasen, LN8 3DY

£325,000

Situated in the desirable Market Town of Market Rasen, this detached bungalow enjoys a sought-after non-estate location and is set back from the road accessed via a private Driveway providing ample off-street parking and a Detached Single Garage. The property is well-presented throughout and features three Double Bedrooms including an En-Suite to the Main Bedroom and a Family Bathroom. The generous living space includes a large Lounge, Conservatory, Kitchen/Diner equipped with integrated appliances and a Utility Room adjacent. The bungalow sits on a generous plot with Gardens to the front and the rear with a seating area and Garden Shed. This property is being sold with No Onward Chain and viewing is highly recommended.





SERVICES

All mains services available. Gas-fired central heating.

EPC RATING – B

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

Leave the centre of Market Rasen via Willingham Road, then turn right onto Legsby Road and the private Driveway can be located just past the cemetery on your right hand side

ACCOMMODATION

ENTRANCE HALL

With composite door to the front elevation, radiator, access to roof void and storage cupboard.

KITCHEN/DINER

13' 4" x 17' 2" (4.06m x 5.23m), with UPVC double glazed bay window to the front elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and matching upstands, integral oven, microwave, fridge freezer and dishwasher, ceramic hob with tiled splashback and extractor fan over, stainless steel sink and drainer, radiator and spotlighting.

UTILITY ROOM

13' 4" x 4' 8" (4.06m x 1.42m), with composite door to the side elevation, tiled flooring, base units with work surfaces over, stainless steel sink and drainer, work surface with plumbing and space for a washing machine below, gas-fired central heating boiler and extractor fan.

LOUNGE

19' 3" x 16' 6" (5.87m x 5.03m), with two radiators and UPVC double glazed window and double doors to the Conservatory.

CONSERVATORY

12' 7" x 8' 8" (3.84m x 2.64m), with tiled flooring, radiator, power points and double doors to the Rear Garden.

BEDROOM 1

14' 5" x 12' 3" (4.39m x 3.73m), with UPVC double glazed window to the rear elevation and radiator.

EN-SUITE

8' 8" x 3' 7" (2.64m x 1.09m), with UPVC double glazed window to the side elevation, tiled flooring, low-level WC, wash hand basin, walk-in shower, heated towel rail and extractor fan.

BEDROOM 2

12' 2" x 10' 1" (3.71m x 3.07m), with UPVC double glazed window to the front elevation and radiator.

BEDROOM 3

11' 5" x 7' 11" (3.48m x 2.41m), with UPVC double glazed window to the rear elevation and radiator.

BATHROOM

8' 8" x 6' 10" (2.64m x 2.08m), with UPVC double glazed window to the side elevation, tiled flooring, low-level WC, wash hand basin with vanity unit below, bath with shower over, heated towel rail, part-tiled walls and extractor fan.





OUTSIDE

The property is approached via a shared gravelled Driveway providing ample parking for several vehicles and access to the Detached Single Garage. There are lawned Gardens to the front and a side access to the rear of the property with a further lawned Garden, patio seating area and 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

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 Gison 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.

CMH 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.

Clearings 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

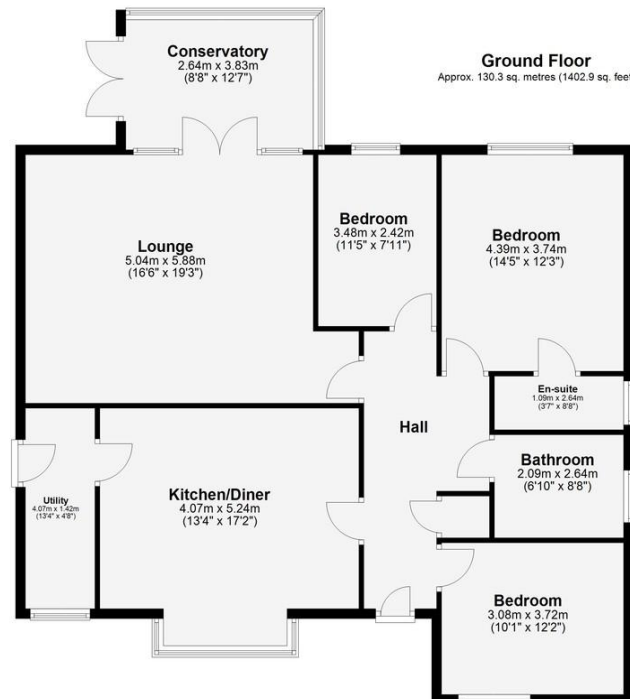
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 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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Total area: approx. 130.3 sq. metres (1402.9 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.

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