



5 Wellesley Close

Market Rasen, LN8 3EJ

£190,000

A two bedroom detached bungalow located in a quiet cul-de-sac position on a corner plot. This well-maintained property features two Bedrooms, Shower Room, Lounge and a Kitchen. The property also benefits from a Driveway providing off-street parking and a Rear Garden. The advantageous location of the property offers a brief walk to the centre of Market Rasen and is within close proximity of a range of local shops and amenities. The property is being sold with No Onward Chain and viewing is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

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

From the centre of Market Rasen, take a left turning off Queen Street onto Waterloo Street. Wellesley Close is located on the left hand side and the property can be found at the end of the cul-de-sac on the left.

ACOMMODATION

HALL

With UPVC double glazed external door to the side elevation, vinyl flooring, access to the roof void and airing cupboard housing the hot water cylinder.

KITCHEN

9' 7" x 8' 9" (2.92m x 2.67m), with UPVC double glazed window to the front elevation, vinyl flooring, fitted with a range of wall and base units with drawers and work surfaces over, tiled splashbacks, stainless steel sink and drainer, space for a fridge freezer and cooker with extraction above, plumbing/space for a washing machine and wall-mounted gas-fired central heating boiler.

LOUNGE

15' 3" x 10' 5" (4.65m x 3.18m), with UPVC double glazed bay window to the front elevation and radiator.

BEDROOM 1

11' 5" x 10' 5" (3.48m x 3.18m), with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 2

8' 9" x 6' 7" (2.67m x 2.01m), with UPVC double glazed window to the rear elevation and radiator.

SHOWER ROOM

5' 10" x 5' 5" (1.78m x 1.65m), with UPVC double glazed window to the side elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, part-tiled walls and radiator.

OUTSIDE

To the front of the property there is a lawned Garden with a gravel Driveway providing off-street parking and access to the side of the property leading to the Rear Garden which is laid mainly to lawn with flowerbeds, a range of shrubs and a patio seating area.





WEBSITE

Our detailed website show 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

SMS & 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.

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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

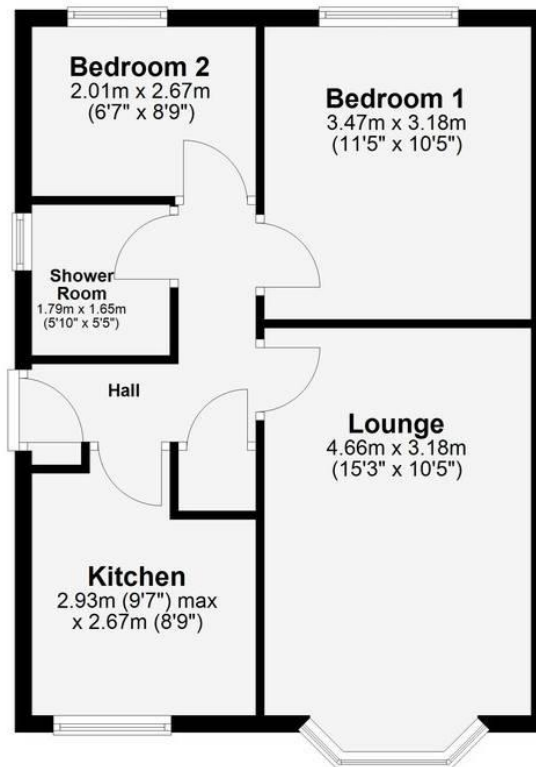
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Bungalow

Approx. 49.1 sq. metres (528.7 sq. feet)



Total area: approx. 49.1 sq. metres (528.7 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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