



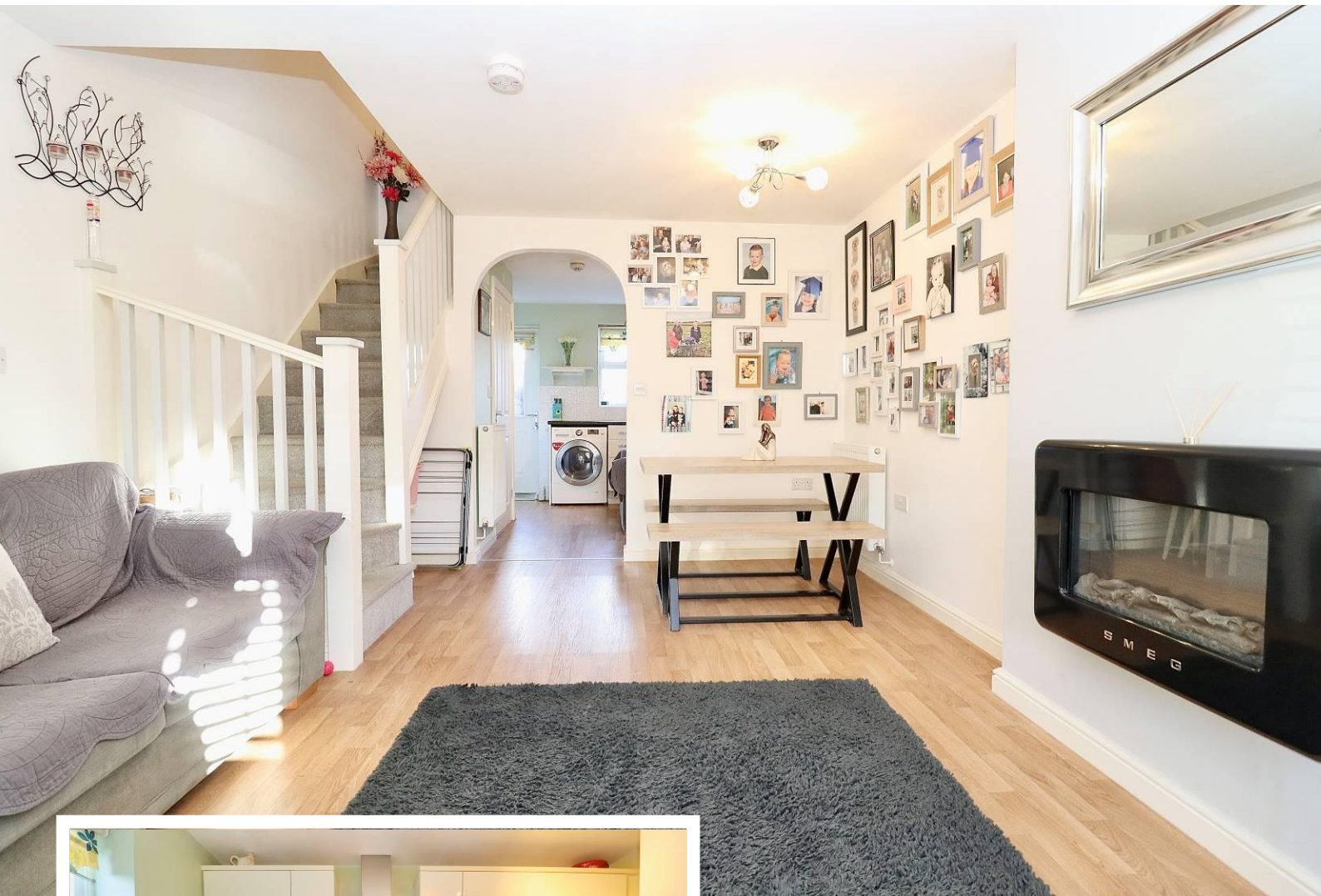
## 14 Riverside

Market Rasen, LN8 3ST

**£135,000**

A well-situated two double bedroom modern home benefitting from a larger than average garden, an allocated parking space and is offered for sale with No Onward Chain. The well-presented and proportioned living accommodation briefly comprises of an open plan Lounge Diner, Ground Floor WC, modern fitted Kitchen by Symphony and a First Floor Landing leading to the modern Family Shower Room, two Double Bedrooms and a useful storage closet. Externally the enclosed landscaped garden is a wonderfully secluded sun trap and enjoys various seating areas and a useful allocated parking space to the front.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – B**

**COUNCIL TAX BAND – A**

**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').



**Annual Service Charge Amount** - approx £180 per annum (paid twice yearly) as of 2023.

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

## ACCOMMODATION

### LOUNGE/DINER

15' 11" x 11' 7" (4.87m x 3.55m), with entrance door, oak-effect vinyl flooring, two ceiling light points, two radiators, archway to the Kitchen, staircase rising to the First Floor, electric consumer unit, uPVC window to the front elevation with fitted blinds and shutters and a wall-mounted electric Smeg fire.



### KITCHEN

10' 7" x 12' 5" (3.23m x 3.80m), having oak-effect vinyl flooring, radiator, uPVC window and door to the rear elevation, door to the WC, a range of fitted Symphony modern units to base level with contrasting work surfaces above, spaces for a washing machine and dishwasher, tiled upstands, further complementing units to eye-level and an integral Zanussi oven and hob with extractor above.

### WC

5' 0" x 3' 1" (1.54m x 0.94m), having oak-effect vinyl flooring, radiator, corner wash hand basin with tiled upstands, wall light point, extractor and WC.

### FIRST FLOOR LANDING

With doors leading to all principal rooms, a useful storage closet housing the Baxi gas-fired combi boiler, ceiling light point and a ceiling loft access hatch leading to the part-boarded loft space with lighting and drop down ladder.



### BEDROOM TWO

7' 3" x 11' 10" (2.23m x 3.63m), with uPVC window to the rear elevation with fitted blinds and shutters, ceiling light point and radiator.

### SHOWER ROOM

8' 8" x 5' 1" (2.66m x 1.57m), with frosted uPVC window to the side elevation, extractor, ceiling light point, corner wash hand basin with tiled upstands, shaver point, WC, tiled-effect vinyl flooring, radiator and large walk-in fully tiled shower cubicle with direct feed shower.

### BEDROOM ONE

10' 9" x 11' 9" (3.29m x 3.59m), with uPVC window to the front elevation with fitted blinds and shutters, wardrobe/bedroom furniture recess, ceiling light point and radiator.



### OUTSIDE

The property has the added benefit of a shared side pedestrian access way leading to the gated Rear Garden, with a paved patio area, outside tap, artificial turfing area and space for a shed. A wrought iron ornate archway leads to the pebble-finished larger garden with side shaped flowerbed borders and a paved stepping stone pathway leading to the large decked seating/BBQ area.



**WEBSITE**

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gibson 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.

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**

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**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**

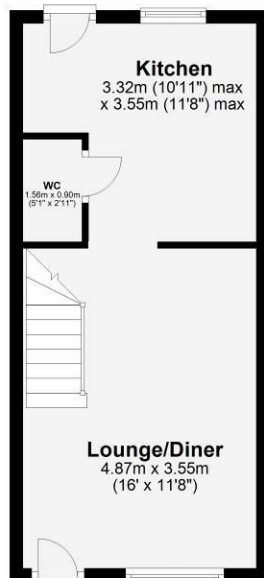
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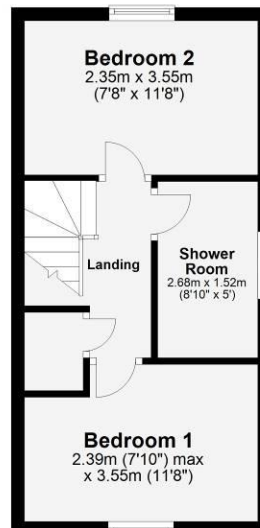
**Ground Floor**

Approx. 29.4 sq. metres (316.9 sq. feet)



**First Floor**

Approx. 27.1 sq. metres (291.3 sq. feet)



Total area: approx. 56.5 sq. metres (608.2 sq. feet)

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

Mundys Estate Agents  
Plan produced using PlanUp.

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