



65 Waterloo Street

Market Rasen, LN8 3ES

£160,000

Greatly improved by the present Vendor, this beautifully presented and conveniently located two double bed roomed character cottage is a must view! Benefiting from a much larger than average, private plot with vegetable garden area, large lawned area and paved patio with pizza oven area as well as a useful brick outbuilding complete with power. The spacious internal accommodation briefly comprises of Entrance Hall, dual aspect Lounge with feature fireplace, dual aspect Dining Room with open archway to the fitted bespoke Kitchen by 'Murdoch Troon' and modern Ground Floor Bathroom. There are two Double Bedrooms to the first floor both enjoying dual aspect views as well.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

From our offices in Market Rasen, heading east on Queen Street turning left on to Waterloo Street where the property can be located just beyond the bridge on the left hand side.





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').



ENTRANCE HALL

Having uPVC double glazed entrance door with inset glazed panel opening into the Entrance Hall with ceiling light point, wall mounted electrical consumer unit, staircase leading to the First Floor, door to the Lounge and door to the Dining Room.



LOUNGE

11' 6" x 11' 5" (3.52m x 3.50m) Enjoying dual aspect views provided by two uPVC double glazed windows to the side and front elevations, radiator, ceiling light point, TV point and focal point of the feature fireplace with slate effect hearth and exposed rustic oak mantle.

KITCHEN

11' 1" x 6' 0" (3.38m x 1.85m) Having a beautiful handmade bespoke fitted Kitchen by 'Murdoch Troon' with pewter door furnishings and fitted units to base level with solid treated pine work-surfaces above and an inset 'Carron Phoenix' double ceramic Butler sink with mixer tap over and further complimenting units to eye level, large cupboards with microwave recess, uPVC double glazed window to the side elevation and uPVC double glazed door with frosted inset glazed panel leading to the gardens, space for fridge freezer, washing machine and cooker point, oak effect vinyl flooring, strip-lighting to ceiling, radiator and door to the Bathroom.





DINING ROOM

12' 6" x 11' 5" (3.83m x 3.49m) Dual aspect views provided by two uPVC double glazed windows to the rear and side elevations, door to the under stairs storage cupboard, ceiling light point, radiator and open arch to the Kitchen.

BATHROOM

9' 2" x 5' 11" (2.80m x 1.82m) Modern bathroom suite with panelled bath having side splash-screen and electric shower over, WC, vanity wash hand basin and tiling to splash-back, walnut effect vinyl flooring, frosted uPVC double glazed window to the side elevation, extractor, recessed down-lighting and radiator.

FIRST FLOOR LANDING

Having ceiling light point and doors to principal Bedrooms, with a slight step up to the front Bedroom.

BEDROOM ONE

11' 8" x 11' 8" (3.58m x 3.56m) Dual aspect views provided by two uPVC double glazed windows to the front and side elevations, radiator, ceiling light point and built-in closet with loft ceiling hatch (0.96 x 1.17).

BEDROOM TWO

12' 2" x 11' 3" (3.71m x 3.43m) Dual aspect views provided by two uPVC double glazed windows to the rear and side elevations, radiator, ceiling light point, exposed beam and built-in double wardrobe for storage which also houses the 'Worcester Bosch' gas fired central heating boiler.

OUTSIDE

The walled front garden is set predominately to lawn and is accessed via a pedestrian picket fence, pathway leading to the entrance door and the gated rear garden.





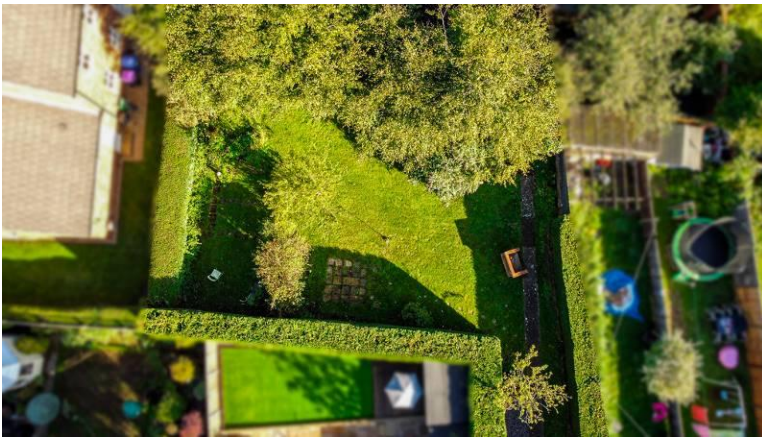
The rear garden is of generous proportions and features a hard-standing courtyard area to the rear entrance door and continues via pathway past the vegetable beds, an outdoor seating area and onto the extensive rear lawns, fully enclosed by fencing and hedging.

The gardens conclude to the left with a further large lawned area with well established borders and shrubs/trees and lead onto the brick built BBQ area and brick built outbuilding/workshop which has power.

NOTE

In order to comply with the Property Misdescriptions Act 1979 we must point out that the vendor is a member of staff at Mundys.

The photographs used in the marketing of this property were taken in 2022.



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

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 thoroughly checked.

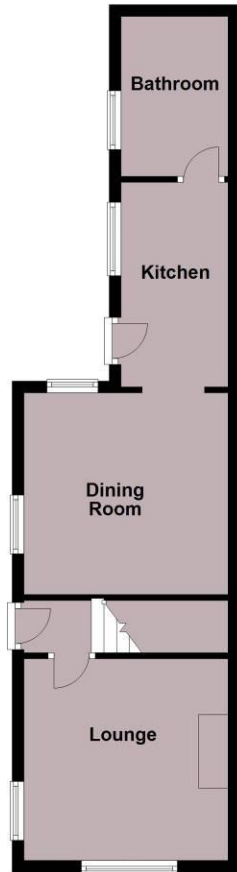
GENERAL

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 give notice that:

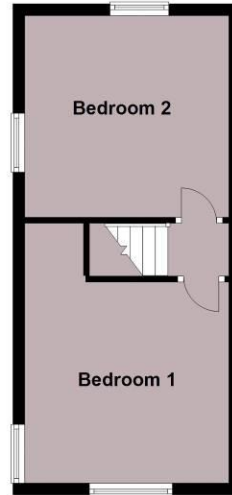
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor



First Floor



For illustration purposes only.
Plan produced using PlanUp.



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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 are 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.