



## 32 The Brambles

Market Rasen, LN8 3NS

**£275,000**

A beautifully presented and maintained four bedroomed detached home in this ever-popular residential setting. The property benefits from ample off road parking for 2/3 cars, a Single Garage, a generous sized 'secret' front garden wonderfully screened by hedging, an enclosed and well established rear garden with patio areas, Garden Shed and Potting Shed. Internally the property offers a modern Breakfast Kitchen, Dining Room with bay window and double doors leading to the Lounge with sliding doors to the Conservatory, a useful Utility Room and Ground Floor WC. To the First Floor, there is a modern Family Bathroom, Master Bedroom with fitted wardrobes and En-suite Shower Room, Bedroom Two with fitted wardrobes, Bedroom Three with fitted wardrobes and units and a Study/Bedroom Four. A viewing is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**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, 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 our offices on Queen Street, proceed onto George Street (B1202) and then turn left onto Gallamore Lane and then right onto The Brambles. The property can be located on the right hand side, just before the turning for 'Fern Drive'.

## MAINTENANCE CHARGE INFORMATION

An annual maintenance charge (£150.00 for 2022-23) is payable for the upkeep of exterior areas including the two playparks, dog walking areas and central wildlife habitat which is planned to be partly planted as a wildflower meadow to encourage biodiversity.

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

## ACCOMMODATION

### ENTRANCE HALL

Entrance door with decorative glazed insets and side panels opening into the welcoming Entrance Hallway with alarm system control panel, cupboard housing the electrical consumer unit, ceiling light point, radiator with cover, staircase rising to the First floor with understairs storage cupboard and doors to all principal rooms.

### DINING ROOM

12' 11" x 9' 3" (3.94m x 2.83m) Having uPVC bay window to the front elevation, radiator, ceiling light point and double doors opening to the Lounge.

### LOUNGE

15' 7" x 10' 6" (4.76m x 3.22m) Having two ceiling light points, radiator, feature fireplace with oak effect surround and inset for electric fire/ faux log burner, uPVC window to the rear elevation, door to the Entrance Hall and uPVC sliding doors to the Conservatory.

### CONSERVATORY

7' 7" x 7' 3" (2.32m x 2.22m) Having LVT flooring, uPVC Conservatory with ceiling light point and door leading to the Rear Garden.

### BREAKFAST KITCHEN

14' 9" x 9' 4" (4.50m x 2.87m) Modern fitted kitchen with a comprehensive range of fitted units and drawers to base level with contrasting work surface over, inset sink unit with mixer tap and gloss finished tiled upstands, further complimenting units to eye level, pull out full length slimline larder style units, Integral 'Hotpoint' oven and grill, 'Zanussi' 4 ring gas hob with extractor above, space for fridge freezer, space for dishwasher, uPVC windows to the front and side elevations, tiled flooring, recessed downlighting, useful breakfast bar area, radiator and door to the Utility Room.





#### UTILITY ROOM

7' 4" x 5' 1" (2.26m x 1.55m) Having tiled flooring, recessed downlighting, fitted unit and drawer to base level with spaces for washing machine and tumble dryer beneath, gloss finished tiled upstands, wall mounted gas fired 'Glowworm' central heating boiler, further complimenting double unit to eye level, radiator, door with glazed inset panel to the Rear Garden and door to the WC.

#### WC

7' 4" x 3' 0" (2.26m x 0.92m) Having frosted uPVC window to the rear elevation, ceiling light point, extractor, vinyl flooring, tiled upstands, towel rail/radiator, extractor and WC.



#### FIRST FLOOR LANDING

Having ceiling light point, radiator with cover, doors to all principal first floor rooms, ceiling loft access hatch and door to the useful Storage Closet with shelving.

#### MASTER BEDROOM

12' 10" x 9' 4" (3.92m x 2.86m) Having built in wardrobes, uPVC window to the front elevation, ceiling light point, slim-line radiator, wall mounted TV point and door to the En-Suite.

#### ENSUITE

6' 5" x 8' 8" (1.97m x 2.65m) (MAX) Having frosted uPVC window to the front elevation, vanity wash hand basin, shaver point, WC, ceiling light point, extractor, towel rail/radiator, tiling to half walls and the enclosed shower cubicle; having a bi-folding glazed door and direct feed shower.



#### STUDY/BEDROOM FOUR

7' 0" x 9' 3" (2.15m x 2.82m) (MAX) Having uPVC window to the rear elevation, ceiling light point and radiator.

#### FAMILY BATHROOM

7' 9" x 5' 9" (2.37m x 1.76m) Having frosted uPVC window to the rear elevation, non-slip vinyl flooring, vanity wash hand basin, shaver point, WC, recessed downlighting, extractor, towel rail/radiator, tiling to half walls and bath area, panelled bath with glazed bi-folding shower-screen and direct feed shower above with additional shower handheld wand.



#### BEDROOM THREE

9' 4" x 7' 4" (2.87m x 2.25m) (MIN) Having uPVC window to the rear elevation, radiator, ceiling light point and a range of fitted bedroom furniture to include wardrobes with sliding doors and fitted cupboards above the bed recess area.

#### BEDROOM TWO

12' 4" x 8' 3" (3.76m x 2.54m) (MAX) Having uPVC window to the front elevation, radiator, ceiling light point and built in wardrobes.



## OUTSIDE

The property is set back from the lane and has ample off road parking provided by a return Driveway leading inturn to the Single Garage and also the pedestrian pathway to the front Entrance Door and Front Gardens. Please note - there is a pedestrian right of way pathway for the neighbours at Number 34. The Front Garden is set predominately to a generous lawn with decorative pebble finished seating area, flowerbeds, trellised archway and beech hedging to boundaries. There is a side pedestrian gateway leading down the side of the Garage and to the Rear Garden, which is set to a pleasant paved patio area leading to the Rear Entrance Door, the Conservatory and onto the lawns with well stocked flowerbeds and borders, and a central trellis archway/pergola with pebble finished seating area and leading onto the raised paved patio seating area. There is also a side storage area, providing a hidden wheelie bin storage area, a Garden Shed and Potting Shed.

## GARAGE

Having up and over door, power, lighting and eaves storage.

### 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](http://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 and Home Property Lawyers 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.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

### 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

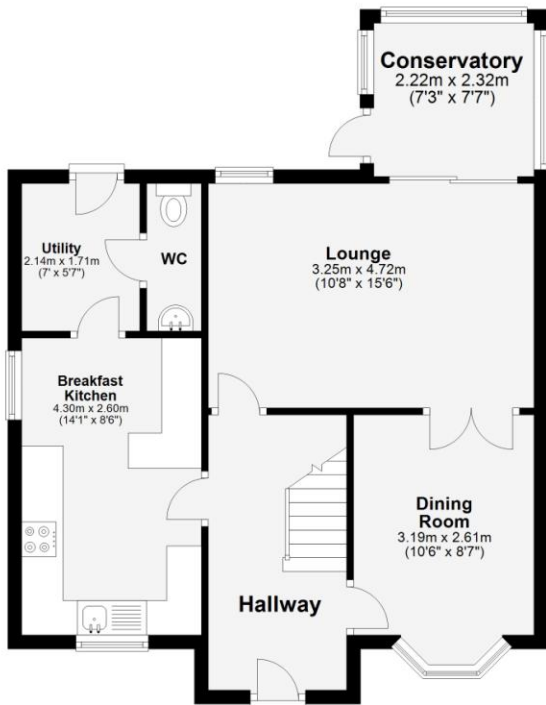
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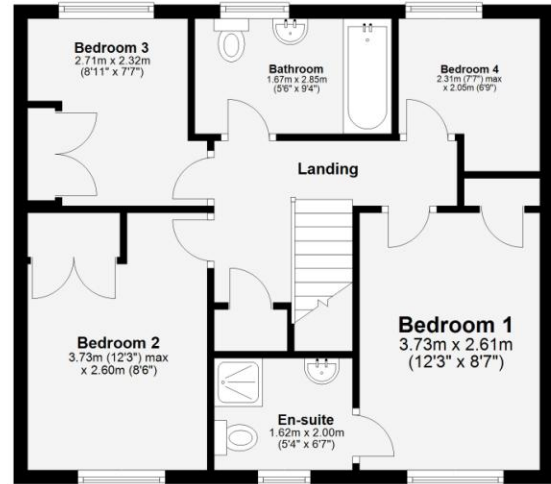
### Ground Floor

Approx. 55.7 sq. metres (599.0 sq. feet)



### First Floor

Approx. 48.5 sq. metres (522.3 sq. feet)



Total area: approx. 104.2 sq. metres (1121.4 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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