



4 Meadowfield

Middle Rasen, Market Rasen, LN8 3TP

£270,000

Situated in a desirable cul-de-sac location in this picturesque village, we are delighted to offer for sale this beautifully presented Three Bedroomed Detached Bungalow complete with Conservatory, large Garage and Workshop. Enjoying a non-overlooked position with attractive and well stocked gardens. The spacious internal accommodation briefly comprises of Entrance Hallway with useful storage/cloaks closets, Lounge with multi-fuel burner, Kitchen Diner, Conservatory, Master Bedroom with En-suite Shower Room, Two Further Bedrooms and a Family Bathroom. Externally, the property has a driveway providing off road parking or two vehicles leading in turn to the Garage with access to the adjacent Workshop and wraparound gardens with seating areas and spaces for Garden Sheds.





SERVICES

Mains electricity, water and drainage. Gas fired central heating.

EPC RATING – D

COUNCIL TAX BAND – C

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Market Rasen, heading West on Queen Street onto King Street and continue straight onto Gainsborough Road, passing the Leisure Centre on the left hand side and continuing straight until reaching a junction, turning left into Middle Rasen village. Just after the Car Garage and Village Shop/Post Office, turn right at the crossroads and at the fork with the village stocks, turn right onto Low Church Road. Continue straight and then take the first right onto Meadowfield. The property can be found towards the top of the cul-de-sac on the left hand side.



LOCATION

Middle Rasen is a village situated approx 1 mile west of the larger town of Market Rasen and benefits from a Post Office and Village Shop, Village Bowling Green, Primary School (Ofsted Graded 'Good') St Peter's Church and Methodist Chapel, Village Hall and Bowling Green and a variety of community groups and events. 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').



ACCOMMODATION

ENTRANCE HALL

'L' shaped Entrance hallway with doors to all principal rooms, tiled flooring, radiator, storage closet and a further cloaks closet with double doors.

LOUNGE

11' 8" x 14' 9" (3.58m x 4.51m) Having a large double glazed bay window to the front elevation, radiator, feature fireplace with raised exposed brick, tiled hearth and inset multi-fuel burner.



KITCHEN/BREAKFAST ROOM

18' 2" x 11' 10" (5.55m x 3.61m) A large Living Dining Kitchen space with tiled flooring, radiator, double glazed window to the rear elevation and door to the side garden. A comprehensive range of traditional style fitted units with contrasting work surfaces and upstands above, inset ceramic butler sink with mixer tap above, electric cooker point, integral fridge, further full length units to eye level - one housing the Worcester Bosch gas boiler (recently installed in November 2023) and double doors to:

CONSERVATORY

11' 5" x 8' 7" (3.48m x 2.63m) With uPVC conservatory set to brick walls and double French style doors to the Gardens, ceiling light fan, tiled flooring and radiator.



BEDROOM ONE

11' 3" x 12' 8" (3.45m x 3.88m) Having double glazed window to the rear elevation, radiator and door to:



EN-SUITE

5' 5" x 5' 5" (1.67m x 1.66m) Wet Room style En-suite having frosted double glazed window to the front elevation, extractor, WC, wash hand basin, non-slip vinyl flooring, tiled to majority walls and aqua-panelling to the enclosed shower corner cubicle area with sliding doors and direct feed shower.

FAMILY BATHROOM

5' 2" x 8' 1" (1.60m x 2.48m) MIN Having frosted double glazed window to the side elevation, extractor, tiled walls, non slip wood effect vinyl flooring, panelled bath with side splashscreen and direct feed shower above, WC, wash hand basin and radiator.



BEDROOM TWO

9' 5" x 9' 3" (2.89m x 2.82m) Having double glazed window to the side elevation and radiator.

BEDROOM THREE

8' 7" x 8' 5" (2.62m x 2.58m) Having double glazed window to the front elevation and radiator.

OUTSIDE

There are picturesque and well stocked gardens to the front elevation with a side pedestrian walkway to the front entrance portico and the driveway which leads to the Attached Single Garage and adjoining Workshop. The Side Gardens provide further well stocked flowerbeds and borders with pebble finished patio seating area and space for wheeliebins/log storage. The Rear Garden is set to large flowerbeds and borders with a formal lawn area and spaces for Garden Sheds and a pebble finished seating area adjacent to the Conservatory doors. There is a pedestrian doorway leading to the Workshop/Garage.



GARAGE

Having electric roller door, power and lighting with open walkway leading to the Workshop with shelving, power, lighting and spaces for washing machine/freezer etc.





WEBSITE

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

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

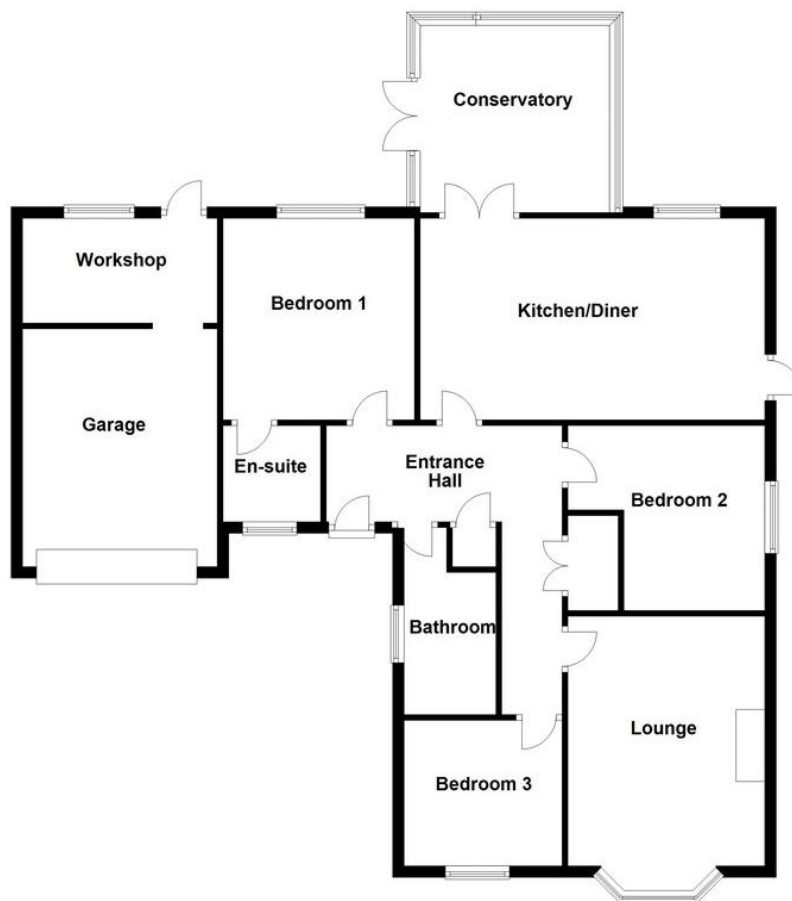
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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4 Meadowfield, Middle Rasen



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