



35 Haydock Way

Market Rasen, LN8 3AX

£180,000

A two bedroom semi-detached bungalow situated within this popular estate in Market Rasen and close to a range of local shops and facilities. The property is positioned in a quiet cul-de-sac location and has a driveway providing off-street parking and private gardens to the rear. Internally the property offers living accommodation briefly comprising of a Hallway, Lounge/Diner with double doors to the rear garden, Kitchen, two Bedrooms and a Shower Room. The property is being sold with No Onward Chain.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C

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, 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

HALL

With composite external door, radiator, access to roof void and storage cupboard.

KITCHEN

10' 7" x 7' 6" (3.23m x 2.29m), fitted with a range of wall and base units with drawers and work surfaces over, matching upstand, stainless steel sink and drainer, integral oven, four ring gas hob with extractor fan over, stainless steel splashback, UPVC double glazed window, composite external door, vinyl flooring and radiator.

LOUNGE

16' 4" x 11' 6" (4.98m x 3.51m), with double doors and two windows overlooking the rear garden and radiator.

BEDROOM 1

10' 11" x 9' 4" (3.33m x 2.84m), with UPVC double glazed window and radiator.

BEDROOM 2

11' 3" x 9' 4" (3.43m x 2.84m), with UPVC double glazed window and radiator.



SHOWER ROOM

6' 9" x 5' 8" (2.06m x 1.73m), with UPVC double glazed window, vinyl flooring, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, part-tiled walls, radiator, spotlighting and extractor fan.



OUTSIDE

To the front of the property there is a driveway providing off-street parking with a gate leading to the rear garden which is laid mainly to lawn with a patio area and a garden shed.





WEBSITE

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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.

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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 roughly checked.

GENERAL

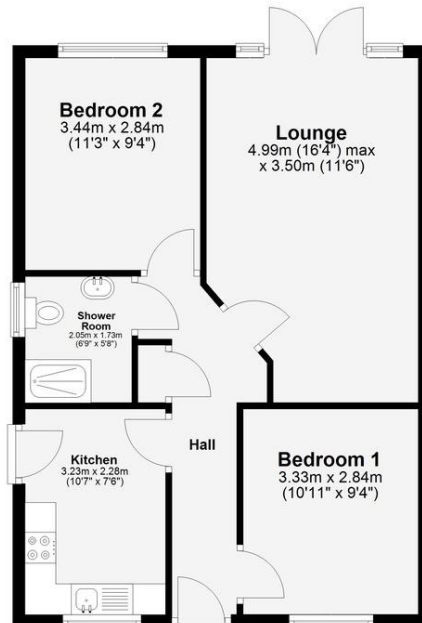
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Ground Floor

Approx. 57.3 sq. metres (617.0 sq. feet)



Total area: approx. 57.3 sq. metres (617.0 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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