



54 Anglian Way

Market Rasen, LN8 3RP

£185,000

A three bedroom semi-detached house situated in a quiet cul-de-sac location, with open views to the rear, within the popular Market Town of Market Rasen. The property sits on a corner plot with a good-size rear garden and a driveway providing ample off-street parking and access to a single garage. Internally the property offers living accommodation briefly comprising of Entrance Hall, Lounge, Kitchen Diner, Conservatory and a First Floor Landing leading to three Bedrooms and a Bathroom. This property further benefits from No Onward Chain.





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.

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, UPVC double glazed window and radiator.

LOUNGE

16' 2" x 14' 10" (4.93m x 4.52m), with two UPVC double glazed windows, understairs storage cupboard and radiator.

KITCHEN/DINER

14' 11" x 8' 1" (4.55m x 2.46m), with UPVC double glazed window, tiled flooring, fitted with a range of wall and base units with drawers and work surfaces over, tiled splashback, stainless steel sink and drainer, free-standing cooker, space for a fridge freezer, plumbing and space for a washing machine and radiator.

CONSERVATORY

12' 5" x 8' 10" (3.78m x 2.69m), with UPVC double glazed windows and double doors, tiled flooring, heater and power points.

FIRST FLOOR LANDING

With UPVC double glazed window, bannister rail, access to roof void, airing cupboard and radiator.

BEDROOM 1

12' 10" x 8' 7" (3.91m x 2.62m), with UPVC double glazed window and radiator.

BEDROOM 2

11' 5" x 8' 7" (3.48m x 2.62m), with UPVC double glazed window and radiator.

BEDROOM 3

7' 11" x 6' 0" (2.41m x 1.83m), with UPVC double glazed window and radiator.

BATHROOM

6' 6" x 6' 2" (1.98m x 1.88m), with UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, bath with shower over, tiled walls and heated towel rail.

OUTSIDE

To the front of the property there is a driveway providing ample off-street parking and giving access to the single garage. A gate leads to the rear of the property where there is a lawned garden and a decked seating area.





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

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.

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 roughly 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

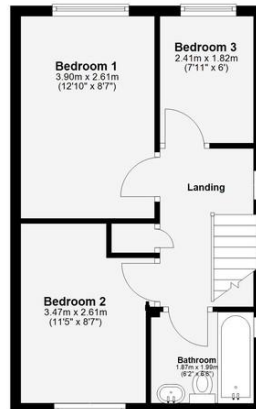
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Ground Floor
Approx. 44.1 sq. metres (474.5 sq. feet)



First Floor
Approx. 33.5 sq. metres (360.3 sq. feet)



Total area: approx. 77.6 sq. metres (834.8 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.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

