



**12 Lammas Leas Road**

Market Rasen, LN8 3AP

**£169,950**

A three bedroomed semi-detached house situated in the centre of the popular Market Town of Market Rasen. The property is within walking distance of a range of local shops, facilities, local schools and a supermarket. The property has a generous sized plot with a courtyard to the front and a good sized garden to the rear. Internally the property offers living accommodation briefly comprising of Passageway, Lounge, Kitchen Diner, Downstairs Bathroom and a First Floor Landing leading to three Bedrooms.







#### **SERVICES**

Mains electricity, water and drainage. Gas fired central heating to the ground floor and night storage heating to the first floor.

**EPC RATING** — F.

**COUNCIL TAX BAND** — B.

**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

### LOUNGE

12' 1" x 11' 0" (3.68m x 3.35m) With triple glazed window, open fire and under stairs storage cupboard.

### KITCHEN DINER

14' 2" x 14' 0" (4.32m x 4.27m) With composite external door, two triple glazed windows, laminate flooring, access to the stairs leading to the first floor, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, integral oven, four ring gas hob, plumbing and space for washing machine, integral fridge, stainless steel sink unit and drainer and radiator.



### INNER HALLWAY

With storage cupboard and airing cupboard housing the gas fired central heating boiler

### BATHROOM

9' 5" x 8' 10" (2.87m x 2.69m) With three triple glazed windows, tiled flooring, partly tiled walls, low level WC, wash hand basin, bath with mains shower over and radiator.

### FIRST FLOOR LANDING

With triple glazed window and bannister rail.

### BEDROOM 1

12' 1" x 11' 3" (3.68m x 3.43m) With triple glazed window, storage cupboard and night storage heater.

### BEDROOM 2

10' 0" x 9' 5" (3.05m x 2.87m) With triple glazed window and night storage heater.

### BEDROOM 3

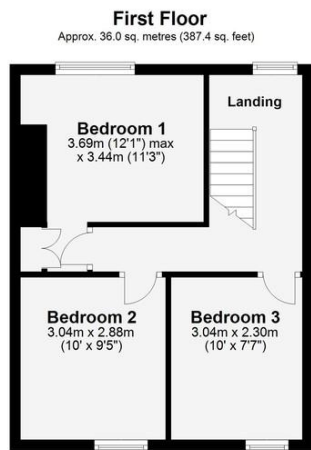
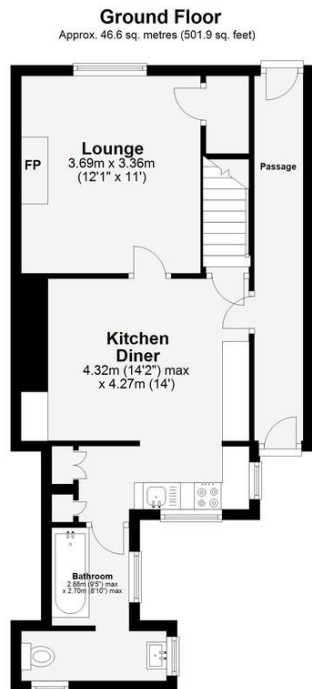
10' 0" x 7' 7" (3.05m x 2.31m) With triple glazed window and night storage heater.



### OUTSIDE

To the front of the property there is a small courtyard leading to the passageway to the side. To the rear of the property there is a generous sized garden which is mainly laid to lawn with paved areas, flowerbeds, vegetables plots and a garden shed.





Total area: approx. 82.6 sq. metres (889.3 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.

#### 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, 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 them 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 them 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 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC352705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

**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.

