

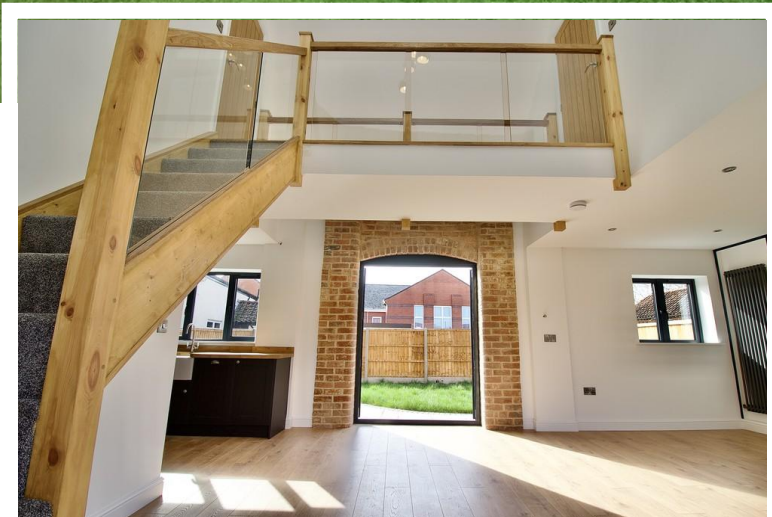


**Eunice Barn, North Street, Middle Rasen,  
Market Rasen, LN8 3TS**

**£320,000**

Introducing Eunice Barn, located on North Street, Middle Rasen. This beautifully converted barn has been finished to a high specification whilst retaining many of its original features. Located in this quiet non-estate setting, Eunice Barn sides onto open paddocks and boasts a generous-sized garden with a large garden to the side and a private garden to the rear. There is also a good-sized driveway providing ample off-street parking. Inside there is a stunning open plan Living Space with Bifold doors to the front aspect, double doors to the rear garden and a large media wall to the end. The high quality Kitchen features oak worktops, integral appliances and a Belfast-style sink. Completing the Ground Floor there is a convenient Downstairs WC and a Utility Room. An oak staircase with glass bannister leads to the First Floor Landing which overlooks the open plan area and gives access to two Bedrooms, both having En-Suite Shower Rooms. The property is well-located within easy access to Market Rasen, Caistor and the Cathedral City of Lincoln. The property is energy efficient with an air source heat pump and a B-rated Energy Performance Certificate. The property further benefits from No Onward Chain. Viewing is essential.





**SERVICES**

Mains electricity, water and drainage. Electric heating via air source heat pump.

**EPC RATING** – B

**COUNCIL TAX BAND** – TBC

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Middle Rasen is a thriving village situated approx. 1 mile West of the larger town of Market Rasen and benefits from a Post Office and Village Shop, 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.





## ACCOMMODATION

### OPEN PLAN LIVING SPACE

21' 1" x 15' 0" (6.43m x 4.57m), accessed through Bifold doors with laminate flooring, double doors to the rear garden, oak staircase with glass bannister, window overlooking the rear garden, media wall, two vertical radiators, spotlighting and opening into the Kitchen Area.

### KITCHEN AREA

9' 6" x 8' 4" (2.9m x 2.54m), with laminate flooring, window overlooking the rear garden, fitted with a range of wall and base units with drawers and oak work surfaces over with matching upstand, Belfast-style sink with mixer tap, integral oven, four ring electric hob with glass splashback and extractor fan over, integral fridge freezer and dishwasher, spotlighting and vertical radiator.



### UTILITY ROOM

5' 5" x 5' 2" (1.65m x 1.57m), with laminate flooring, base units with work surfaces over and plumbing/space for a washing machine.

### WC

With low level WC, wash hand basin, part-tiled walls and spotlighting.



### FIRST FLOOR LANDING

With oak and glass bannister overlooking the open plan Living Space.

### BEDROOM 1

10' 1" x 9' 6" (3.07m x 2.9m), with Velux window, vertical radiator and spotlighting.

### EN-SUITE

9' 6" x 4' 5" (2.9m x 1.35m), with low level WC, wash hand basin with cupboard space below, walk-in shower with rainfall shower, heated towel rail, spotlighting and extractor fan.



### BEDROOM 2

10' 3" x 8' 6" (3.12m x 2.59m), with double glazed window, vertical radiator and spotlighting.

### EN-SUITE

8' 4" x 4' 5" (2.54m x 1.35m), with low level WC, wash hand basin with cupboard space below, walk-in shower with rainfall shower, heated towel rail, spotlighting and extractor fan.





## OUTSIDE

There is a block paved driveway providing ample off-street parking with a large lawned garden to the side. To the rear of the property there is a further private lawned garden with a patio seating area.

### 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 [mumdys.net](http://mumdys.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 Gilon 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.

Coverings 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:

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 a not verified.

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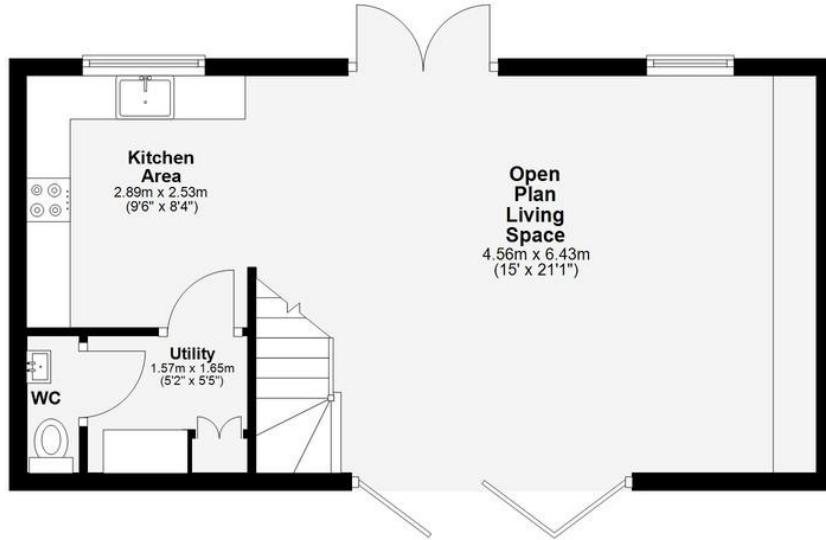






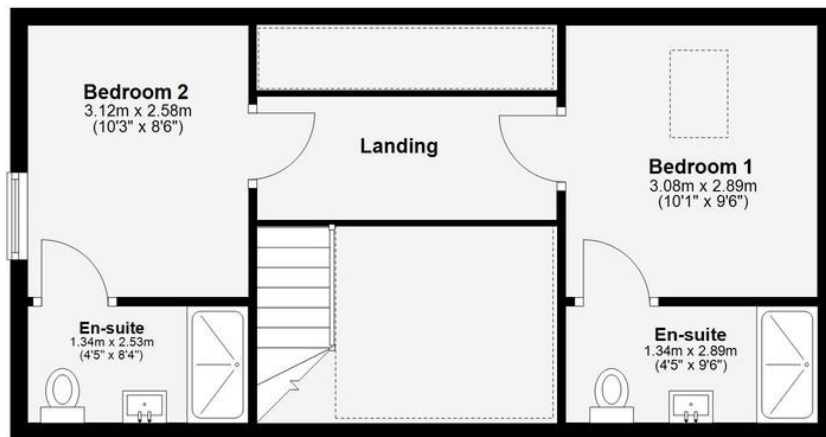
## Ground Floor

Approx. 41.0 sq. metres (441.6 sq. feet)



## First Floor

Approx. 41.4 sq. metres (445.1 sq. feet)



Total area: approx. 82.4 sq. metres (886.8 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  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

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.

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