



## Teehoff, Legsby Road

Market Rasen, LN8 3DY

**£325,000**

A larger than average three double bedroom detached bungalow situated in this non-estate position, within easy access to Market Rasen town centre and a range of local shops and facilities. The property sits on a corner plot with a large driveway to the front providing off-street parking and giving access to the double garage. There are low maintenance gardens to the rear. Internally the property requires some updating but offers generous sized living accommodation briefly comprising of Entrance Porch, Hall with cupboard space, Kitchen Diner with pantry, Conservatory, three Double Bedrooms, one having an En-Suite Shower Room and a Family Bathroom. The property further benefits from having solar panels with a Tesla battery storage unit. The property is being sold with No Onward Chain.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**COUNCIL TAX BAND – D**

**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

### PORCH

With UPVC double glazed external door and UPVC double glazed internal door leading to the Hallway.

### HALL

With storage cupboard and radiator.

### KITCHEN/DINER

18' 2" x 14' 7" (5.54m x 4.44m), with UPVC double glazed window, part-tiled floors, fitted with a range of wall and base units with drawers and work surfaces over, tiled splashback, stainless steel sink and drainer, integral double oven, four ring gas hob with extractor fan over, plumbing/spaces for washing machine and dishwasher, space for fridge freezer, radiator, wall lighting and pantry.

### CONSERVATORY

18' 1" x 8' 7" (5.51m x 2.62m), with UPVC double glazed windows and double doors, vinyl flooring, wall lighting and radiator.

### LOUNGE

17' 10" x 12' 11" (5.44m x 3.94m), with UPVC double glazed window, brick fireplace and two radiators.

### BEDROOM 1

20' 3" x 12' 11" (6.17m x 3.94m), with UPVC double glazed window, radiator and access to En-Suite.

### EN-SUITE

7' 1" x 6' 6" (2.16m x 1.98m), with UPVC double glazed window, vinyl flooring, panel boarded walls, low level WC, wash hand basin with cupboards below, walk-in shower, heated towel rail, spotlighting and extractor fan.

### BEDROOM 2

14' 1" x 11' 2" (4.29m x 3.4m), with UPVC double glazed window and radiator.

### BEDROOM 3

12' 4" x 11' 6" (3.76m x 3.51m), with UPVC double glazed window and radiator.

### BATHROOM

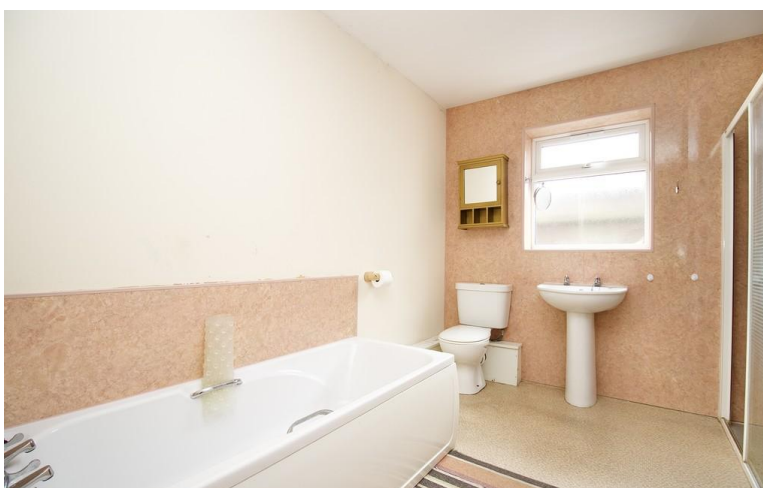
12' 11" x 9' 8" (3.94m x 2.95m), with UPVC double glazed window, part-vinyl flooring, low level WC, wash hand basin, bath with panel boarding surround, part-panel boarding walls, walk-in shower, radiator, access to roof void and airing cupboard housing the gas-fired central heating boiler.

### OUTSIDE

There is a gravelled front garden with a large driveway to the side providing ample off-street parking and also giving access to the integral garage. A gate leads to the side of the property which continues through to the rear garden which is low maintenance with concrete seating area and a raised flowerbed.

**GARAGE** 19' 3" x 14' 8" (5.87m x 4.47m)

**WORKSHOP** 8' 4" x 5' 9" (2.54m x 1.75m)





**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](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

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**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 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.

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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**

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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.
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Total area: approx. 181.4 sq. metres (1953.0 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 PlanItUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

