



## Brooklyn, 2 Mayfield Crescent

Middle Rasen, Market Rasen, LN8 3UA

**£275,000**

A spacious detached three bedroom bungalow situated in a quiet cul-de-sac location, within the heart of the village of Middle Rasen. The property sits on a generous-sized corner plot with ample off-street parking providing space for a caravan and there are low maintenance gardens to the rear and side of the property. Internally the property is well-presented throughout and offers spacious living accommodation briefly comprising of Porch, Hallway, Lounge, Kitchen Diner, three Bedrooms, Shower Room and an Inner Porch leading to a WC and the attached Double Garage. Viewing of the property is highly recommended.







**SERVICES**

Mains electricity, water and drainage. Oil-fired central heating.

**EPC RATING** – D

**COUNCIL TAX BAND** – C

**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

### PORCH

7' 1" x 6' 2" (2.16m x 1.88m), with UPVC double glazed windows and external door and door to the Hallway.

### HALLWAY

Giving access to Kitchen Diner, Lounge, three Bedrooms and Shower Room.

### LOUNGE

18' 10" x 15' 10" (5.74m x 4.83m), with two UPVC double glazed windows, multi-fuel log burner and two radiators.

### KITCHEN/DINER

18' 10" x 10' 4" (5.74m x 3.15m), with UPVC double glazed window, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, stainless steel sink and drainer, integral double oven, four ring ceramic hob with extractor fan over, space for fridge freezer and plumbing/space for dishwasher.

### BEDROOM 1

11' 11" x 9' 8" (3.63m x 2.95m), with UPVC double glazed window, oak flooring and radiator.

### BEDROOM 2

11' 11" x 9' 9" (3.63m x 2.97m), with UPVC double glazed window, oak flooring and radiator.

### BEDROOM 3

11' 11" x 8' 11" (3.63m x 2.72m), with UPVC double glazed window, laminate flooring and radiator.



### SHOWER ROOM

6' 8" x 5' 8" (2.03m x 1.73m), with UPVC double glazed window, vinyl flooring, tiled walls, low level WC, wash hand basin with drawers below, walk-in shower with rainfall shower, heated towel rail and extractor fan.

### INNER PORCH

Leading to the rear garden, Double Garage and WC.

### W.C

With tiled flooring, low level WC, wash hand basin and heated towel rail.



### DOUBLE GARAGE

19' 7" x 15' 11" (5.97m x 4.85m), with electric up and over door, power points, lighting, plumbing/space for washing machine and a boiler room housing the oil-fired central heating boiler.

### OUTSIDE

To the front of the property there is a driveway providing off-street parking and giving access to the Double Garage. There is a further gravelled area with paving providing off-road parking/storage for a caravan or motor home. To the rear of the property there is a low maintenance garden with two garden sheds and leading to the side of the property with raised vegetable planters.





**WEBSITE**

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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.

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**Ground Floor**

Approx. 127.4 sq. metres (1371.8 sq. feet)



Total area: approx. 127.4 sq. metres (1371.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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**29 – 30 Silver Street**  
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