



## 2 Old Cross Keys, Front Street

Normanby-by-spital, Market Rasen, LN8 2EB

**£239,950**

A three bedroom end terraced cottage, positioned in the popular village of Normanby by Spital. The property has internal accommodation to comprise of Utility/Entrance, Kitchen Diner, Dining Area, Lounge and stairs rising to First Floor Landing giving access to three Bedrooms, En-Suite Shower Room to Bedroom One and a Family Bathroom. To the side of the property there is vehicular access to two parking spaces and access to an enclosed landscaped south-facing garden with a range of seating areas and a garden shed.







**SERVICES**

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

**EPC RATING** – F

**COUNCIL TAX BAND** – A

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

**TENURE** - Freehold.

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

**LOCATION**

The property is located in the small rural village of Normanby-by-Spital situated approximately 12 miles North of Lincoln, 2 miles South East of Caenby Corner and 7 miles West of the Market Town of Market Rasen. There is easy access to the A15 which in turn gives good access into Lincoln or North to the M180, M18 and beyond. The village benefits from a well regarded primary school rated a "Good School" by Ofsted, public house and a post office.





## ACCOMMODATION

### UTILITY/ENTRANCE

6' 0" x 10' 2" (1.85m x 3.12m) , with door and window to the rear aspect, tiled flooring, fitted with base units with tiled work surface, spaces for a washing machine and tumble dryer and window and door to the Kitchen.

### KITCHEN/DINER

16' 3" x 11' 0" (4.97m x 3.37m), with tiled and vinyl flooring, radiator, window to the side aspect, fitted with a range of base units and drawers with work surfaces over, integral electric oven and grill with four ring electric hob and extraction above, wall-mounted oil-fired central heating system and wall-mounted cupboards with complementary splashbacks.



### DINING AREA

11' 5" x 11' 0" (3.49m x 3.37m), with window to the side aspect, archway to the Lounge, door to stairwell, radiator, space for dining table and understairs storage cupboard.

### LOUNGE

13' 4" x 12' 1" (4.07m x 3.69m), with window to the front aspect, covered radiator, open fireplace and a range of fitted wardrobes and shelving.

### FIRST FLOOR LANDING

Giving access to three Bedrooms and Bathroom.

### BEDROOM 1

16' 3" x 11' 6" (4.97m x 3.51m), with window to the rear aspect, radiator and door to En-Suite.



### EN-SUITE

6' 1" x 6' 6" (1.86m x 1.99m), with suite to comprise of shower, WC and wash hand basin.

### BEDROOM 2

11' 6" x 9' 1" (3.53m x 2.78m), with window to the side aspect and radiator.

### BEDROOM 3

7' 7" x 12' 4" (2.33m x 3.78m), with window to the front aspect and radiator.

### BATHROOM

5' 3" x 8' 6" (1.61m x 2.61m), with window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin, tiled walls and covered radiator.



### OUTSIDE

To the side there is a shared driveway. To the rear there is gravelled hardstanding and parking for at least two vehicles. The rear garden has a circular block paved seating area, decorative gravelled beds, lawned garden, flowerbeds, mature shrubs and trees and a garden shed.



**WEBSITE**

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**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.

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.

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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**

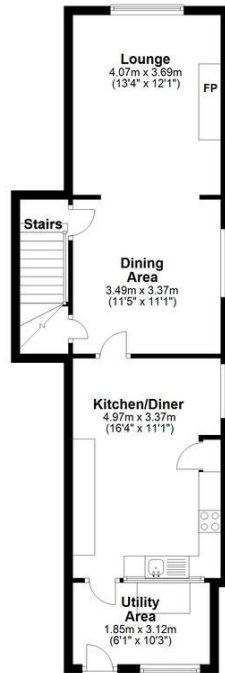
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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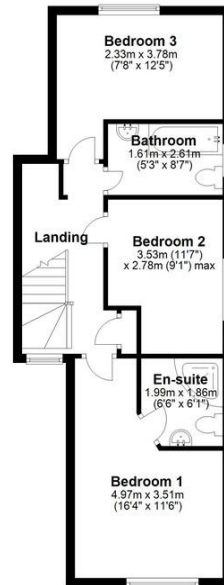
**Ground Floor**

Approx. 54.4 sq. metres (586.1 sq. feet)



**First Floor**

Approx. 49.9 sq. metres (537.4 sq. feet)



Total area: approx. 104.4 sq. metres (1123.4 sq. feet)

For illustration purposes only. 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 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.

