



3 Hunt Close

Market Rasen, LN8 3EQ

£365,000

A three bedroomed modern detached bungalow situated in a quiet cul de sac location and set on a double plot with ample off road parking and a detached garage. The property is well located with easy access to Market Rasen Town Centre for all the usual shops and facilities. This bungalow has been well-maintained by the current owners and offers living accommodation briefly comprising of Porch, Hallway, Lounge, Dining Room, Conservatory overlooking the rear garden, Kitchen, Utility Room, Separate WC, three Bed rooms, En-suite Shower Room to the Main Bedroom and a Bathroom. The property sits on a generous sized plot and has low maintenance gardens to the front, ample off road parking and access to the garage. To the rear of the property there are well-maintained and attractive gardens, garden sheds and a workshop. Viewing of the property is essential to appreciate the accommodation on offer and the plot on which it sits within this sought after residential location.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – C

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 vinyl flooring and access to hallway.

HALLWAY

With radiator and access to the roof void.

LOUNGE

16' 5" x 12' 2" (5m x 3.71m), with UPVC double glazed bay window, fire surround and hearth with electric fire inset and radiator.

DINING ROOM

10' 0" x 9' 10" (3.05m x 3m), with radiator and double doors to the conservatory.



CONSERVATORY

12' 8" x 12' 0" (3.86m x 3.66m), with UPVC double glazed windows and double doors to the rear garden, vinyl flooring, power points and lighting.

KITCHEN

10' 0" x 10' 0" (3.05m x 3.05m), with UPVC double glazed window, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, integral double oven, four ring gas hob with extractor fan over, integrated dishwasher, integrated fridge, stainless steel sink unit and drainer, radiator and spotlighting.

UTILITY ROOM

9' 0" x 8' 0" (2.74m x 2.44m), with vinyl flooring, base unit with work surface over, stainless steel sink unit and drainer, plumbing and spaces for washing machine and tumble dryer, gas fired central heating boiler and radiator.



WC

With vinyl flooring, low level WC, wash hand basin, heated towel rail and UPVC double glazed window.

BEDROOM 1

12' 2" x 12' 0" (3.71m x 3.66m), with two UPVC double glazed windows, radiator and built-in wardrobe.

EN-SUITE

With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, shower cubicle, partly tiled walls, heated rail, spotlighting and extractor fan.

BEDROOM 2

12' 11" x 9' 0" (3.94m x 2.74m), with UPVC double glazed window and radiator.

BEDROOM 3

9' 0" x 10' 8" (2.74m x 3.25m), with UPVC double glazed window and radiator.

BATHROOM

6' 4" x 9' 2" (1.93m x 2.79m), with UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, bath, shower cubicle, partly tiled walls, heated towel rail, spotlighting and extractor fan.





OUTSIDE

To the front of the property there are low maintenance gravelled gardens and a driveway providing ample off road parking and giving access to the detached garage. A gate leads to the side of the property leading to the well-maintained and attractive rear garden, which is mainly laid to lawn with a patio seating area, garden shed, potting shed and a workshop.

GARAGE

With electric door, power, lighting and side access.

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

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 – HOW 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.

Clearings 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.

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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 thoroughly checked.

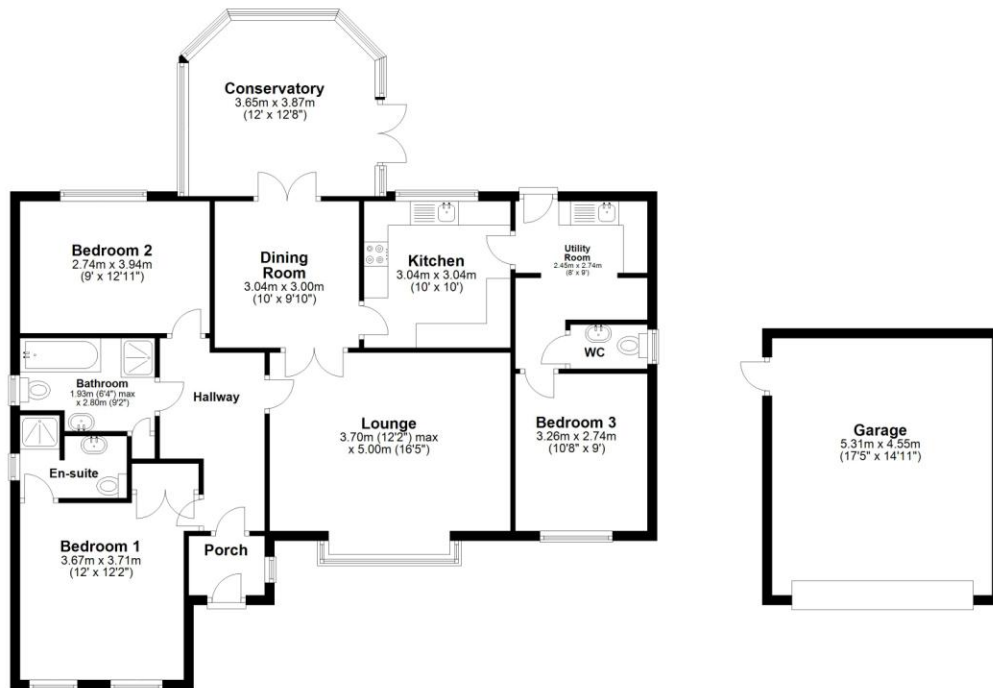
GENERAL

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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 whatsoever in relation to this property.
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Ground Floor



For illustration purposes only.
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3 Hunt Close

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.

