



## Avocet, 11 Mayfield Crescent

Middle Rasen, Market Rasen, LN8 3UA

**£200,000**

A beautifully presented two double bed roomed detached bungalow situated in a quiet cul de sac location within the village of Middle Rasen. The is easy access to the Market Town of Market Rasen and the Cathedral City of Lincoln. Internally the property has been tastefully updated by the current owners and features a modern fitted Kitchen with integrated appliances and modern Shower Room and WC. The property benefits from ample off road parking and a single garage and a lawned garden to the rear. The property has living accommodation to briefly comprise of Entrance Porch, Inner Hallway, Lounge Diner overlooking the rear garden, Kitchen, two Bedrooms, Shower Room and a WC. Viewing of this property is highly recommended to appreciate the well-presented living accommodation on offer.





**SERVICES**

All mains services available. Gas central heating.

**NOTE** - The owners have installed a smart thermostat and smart thermostat valve controls to the radiators.

**EPC RATING** – D.

**COUNCIL TAX BAND** – B.

**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

### ENTRANCE PORCH

With external door and window and door to the inner hallway.

### INNER HALLWAY

With access to the lounge diner, kitchen, two bedrooms, shower room and WC.

### LOUNGE DINER

16' 4" x 11' 11" (4.98m x 3.63m), with UPVC double glazed window and radiator.

### KITCHEN

11' 10" x 8' 11" (3.61m x 2.72m), with UPVC double glazed window and external door, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, matching upstand, integral oven, four ring ceramic hob with extractor fan over, stainless steel sink unit and drainer, integrated dishwasher, space for fridge freezer, radiator and work surface with plumbing and space washing machine below.

### BEDROOM 1

11' 10" x 9' 5" (3.61m x 2.87m), with UPVC double glazed window, built-in wardrobe and radiator.

### BEDROOM 2

11' 10" x 9' 5" (3.61m x 2.87m), with UPVC double glazed window, built-in wardrobe and radiator.

### SHOWER ROOM

With UPVC double glazed window, vinyl flooring, wash hand basin with drawers below, shower cubicle with tiled surround and rainfall shower head, heated towel rail and extractor fan.

### WC

With UPVC double glazed window, vinyl flooring and low level WC.

### OUTSIDE

To the front of the property there is a large driveway providing ample off road parking with a gravelled area to the side providing further off road parking (if required) and the driveway gives access to the attached single garage. There is side access leading to the rear garden which is mainly laid to lawn with a range of shrubs and a greenhouse.

### GARAGE

With up and over door, power and lighting and door and window to the rear garden.





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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 thoroughly checked.

**GENERAL**

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Total area: approx. 86.7 sq. metres (933.1 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  
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