

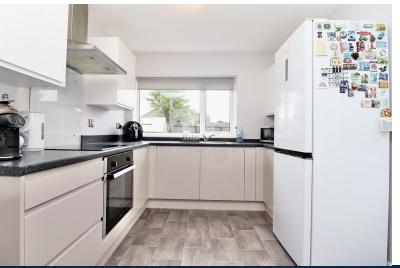


Avocet, 11 Mayfield Crescent

Middle Rasen, Market Rasen, LN8 3UA

£200,000

A beautifully presented two double bedroomed 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.





Mayfield Crescent, Middle Rasen, Market Rasen, LN8 3UA



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 BAN D – B.

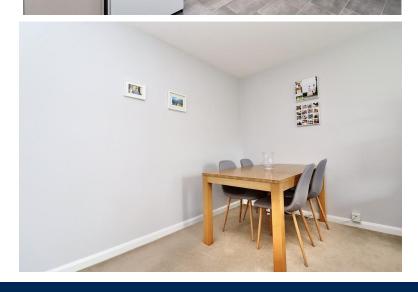
LOCAL AUTHORITY - West Lindsey District Council.

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.





EANNYE





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

 $16' 4" \times 11' 11" (4.98m \times 3.63m)$, 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

 $11' 10" \times 9' 5" (3.61m \times 2.87m)$, 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.





WEBSITE

Our detaile d web site shows all our available properties and a loo gives extens ive information on all aspects of moving home, local area information and helpful information for buyers and selers. This can be found at mumdys net

SELUNG 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 v isit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

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 Financia | Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financia | 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.

BUYING YOUR HOME

An Independent Survey gives peace of m ind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01 522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch withour Financial Adviser who can he lo you to work out the cost of financing your purchase.

NOTE

- None of the services or equipment have beein checked or tested.
 All measurements are be lieved to be accurate but are given as a general guide and should be tho 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:

- The details are a gene ralout line for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy shas any authority to make or give representation or warranty whatever in relation to this property.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a snot verified.

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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 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.

