



## 1 Gordon Field Market Rasen, LN8 3AD



Book a Viewing!

**£190,000**

A three bedroomed end terrace house located in the centre of the popular Market Town of Market Rasen and just a short walk to a range of shops and amenities. The property sits on a corner plot with a gravelled driveway providing off road parking, detached single garage, garden to the side and a low maintenance garden to the rear. Internally the property is well-presented and has accommodation comprising of Porch, Hallway, Lounge Diner, Kitchen, Sun Room and a First Floor Landing leading to three Bedrooms and a Bathroom. Viewing of the property is recommended and is being sold with No Onward Chain.





## Gordon Field, Market Rasen, LN8 3AD



### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – B.

**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 UPVC double glazed external door and windows and UPVC door into hallway.

### HALL

With stairs to the first floor, under stairs storage cupboard and radiator.

### LOUNGE DINER

21' 5" x 13' 2" (6.53m x 4.01m) With UPVC double glazed window, brick fireplace and surround with open fire, two radiators and double doors to the sun room.

### KITCHEN

9' 7" x 9' 4" (2.92m x 2.84m) With vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, 1½ bowl stainless steel unit and drainer, four ring ceramic hob with extractor fan over, integrated oven and microwave, space for fridge freezer, plumbing and space for washing machine, partly tiled walls and a wall mounted gas fired central heating boiler.

### SUN ROOM

17' 10" x 5' 0" (5.44m x 1.52m) With laminate flooring, UPVC double glazed external door, UPVC double glazed windows, double doors to the rear garden and radiator.

### FIRST FLOOR LANDING

With access to the roof void.

### BEDROOM 1

13' 3" x 9' 9" (4.04m x 2.97m) With UPVC double glazed window and radiator.

### BEDROOM 2

13' 2" x 11' 4" (4.01m x 3.45m) With UPVC double glazed window, radiator and airing cupboard housing the hot water cylinder.

### BEDROOM 3

8' 7" x 7' 8" (2.62m x 2.34m) With UPVC double glazed window, radiator and over stairs storage cupboard.

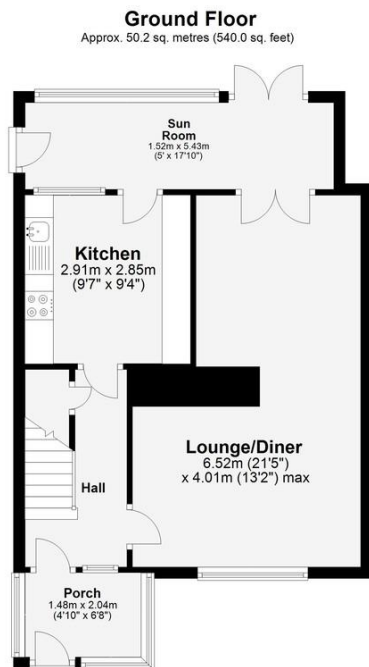
### BATHROOM

7' 11" x 5' 6" (2.41m x 1.68m) With two UPVC double glazed windows, vinyl flooring, partly tiled walls, suite to comprise of low level WC, wash hand basin and bath with electric shower over and radiator.

### OUTSIDE

To the front of the property there is a lawned garden with decorative gravelled flowerbeds and a driveway providing off road parking which also gives access to the detached single garage with electric door. A gate gives access to the rear garden which is mainly laid to lawn with decorative gravel and stone areas.





**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](http://mundys.net)

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**REFERRAL FEE INFORMATION – WHO 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 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 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.

**BUYING YOUR HOME**

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**

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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 whatever in relation to this property.
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Total area: approx. 89.6 sq. metres (964.2 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 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.

