



2 Church Mill Court

Market Rasen, LN8 3JN



Book a Viewing!

£165,000

A fantastic opportunity to purchase a spacious two bedroom mid-town house, located in this exclusive courtyard development within the heart of Market Rasen and within a short walk of a range of local shops and facilities. The property is located on a prime position within the development with a south-west facing courtyard, which overlooks the immaculately maintained communal gardens. This private over-50's development also benefits from having a communal parking area and a designated car washing bay. The property itself offers well-presented living accommodation comprising of Hallway, recently fitted Shower Room, Kitchen and a Sitting Room/Dining Area with double doors to the rear courtyard. A First Floor Landing leads to two Bedrooms, one having an En-Suite Shower Room and a large Lounge overlooking the communal gardens. Furthermore the property has an integrated garage with a utility space and can be accessed off the Entrance Hall. Viewing of the property is essential.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – D

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Leasehold.

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').



LEASEHOLD INFORMATION

Length of Lease - 125 years.

Years Remaining on Lease - TBC

Annual Ground Rent - £25 per annum.

Ground Rent Reviewed - TBC

Annual Service Charge Amount - £1,200 per annum (paid over a 10 month period).

Service Charge Reviewed - TBC

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

ACCOMMODATION

HALL

With external door, stairs to First Floor, radiator, storage cupboard and understairs storage cupboard.

SHOWER ROOM

6' 11" x 4' 11" (2.11m x 1.5m), with UPVC double glazed window, fully tiled walls, low level WC, wash hand basin, shower cubicle and heated towel rail.

KITCHEN

11' 10" x 8' 8" (3.61m x 2.64m), with UPVC double glazed window, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, composite sink and drainer, integral double oven, four ring ceramic hob with extractor fan over, integrated fridge freezer and radiator.

SITTING ROOM / DINING AREA

15' 7" x 9' 6" (4.75m x 2.9m), with UPVC double glazed double doors into the rear courtyard and radiator.

FIRST FLOOR LANDING

With access to roof void, airing cupboard with radiator and access to two Bedrooms and Lounge.

BEDROOM 1

14' 0" x 7' 7" (4.27m x 2.31m), with UPVC double glazed window, radiator and built-in wardrobes, drawers and dressing table.

EN-SUITE

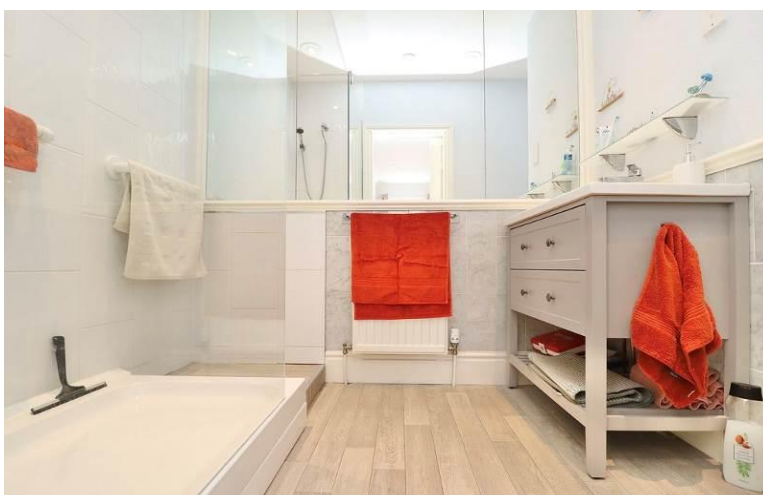
6' 2" x 5' 9" (1.88m x 1.75m), with vinyl flooring, part-tiled walls, low level WC, wash hand basin with drawers below, walk-in shower, radiator and wall mirror.

BEDROOM 2

8' 8" x 6' 7" (2.64m x 2.01m), with UPVC double glazed window, built-in wardrobe and radiator.

LOUNGE

18' 6" x 12' 0" (5.64m x 3.66m), with two UPVC double glazed windows overlooking the communal gardens, electric wall fire and two radiators.





OUTSIDE

To the front of the property there is a communal courtyard which gives access into the integrated single garage. To the rear of the property there is a courtyard garden overlooking the communal gardens.

GARAGE

16' 8" x 9' 6" (5.08m x 2.9m), with electric up and over door, power, lighting and work surface with plumbing/space for washing machine below.

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 – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman 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.

Clearings 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

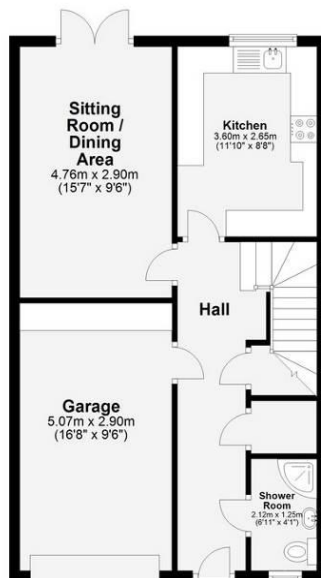
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
2. 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 spot verified.

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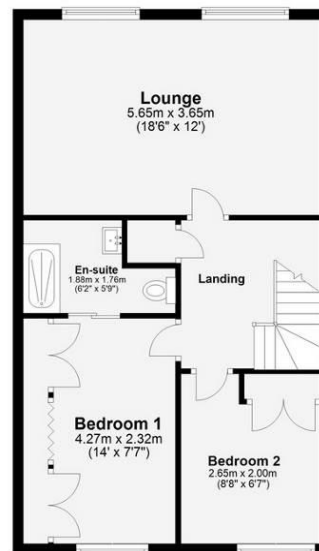
Ground Floor

Approx. 56.1 sq. metres (603.9 sq. feet)



First Floor

Approx. 55.9 sq. metres (601.7 sq. feet)



Total area: approx. 112.0 sq. metres (1205.6 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 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.

