



## White Rose Cottage, Gainsborough Road

Middle Rasen, Market Rasen, LN8 3JU



Book a Viewing!

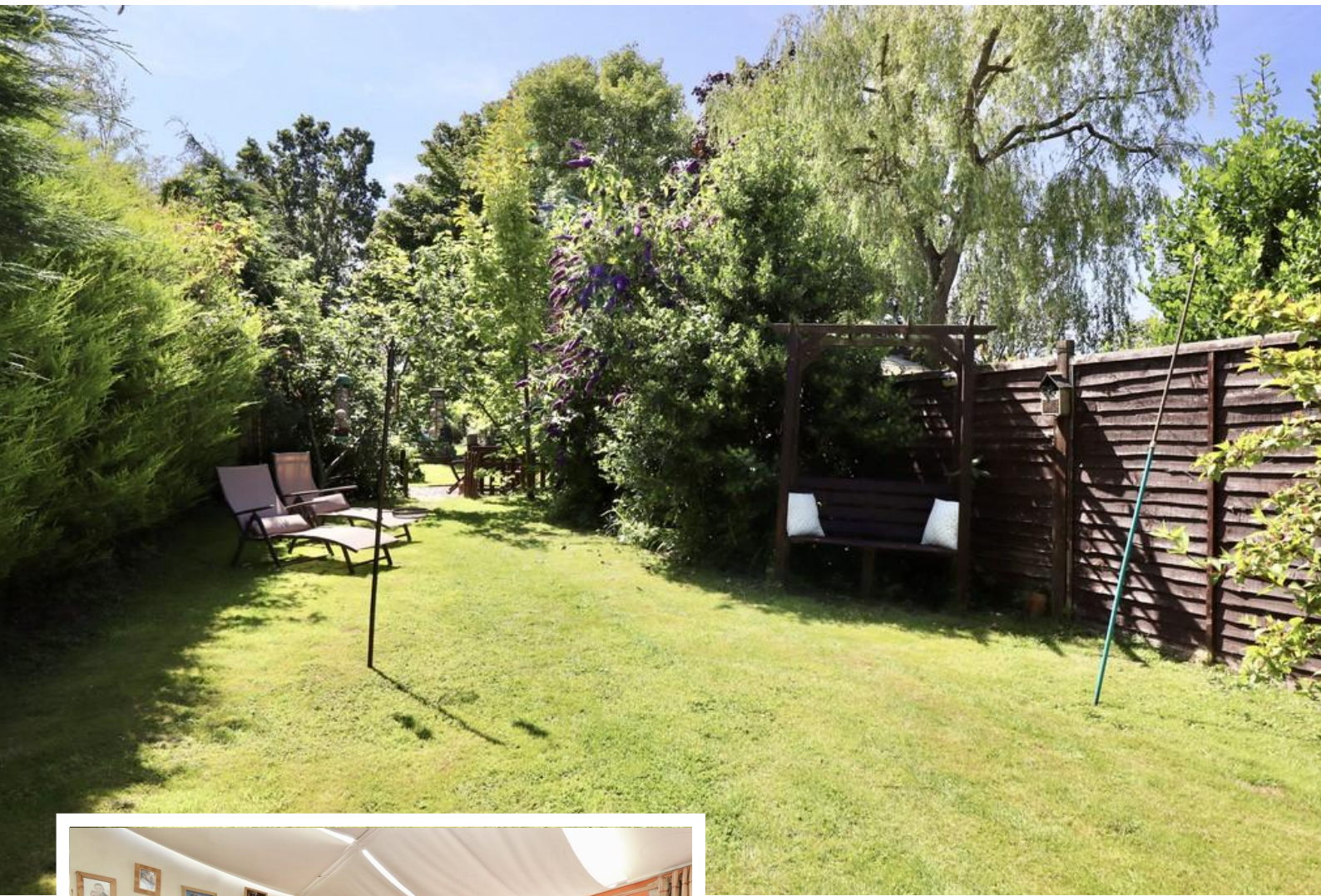
**£185,000**

A two double bedroom mid terraced cottage located in the popular village of Middle Rasen, within walking distance of the village centre and local primary school. The property has good access into Market Rasen and Lincoln. This home offers a fantastic garden to the rear with a private hardstanding seating area which leads to vast lawned gardens with a range of mature shrubs and trees, various seating areas, vegetable plot and greenhouses. Internally the property offers living accommodation briefly comprising of Entrance Porch, Lounge, Dining Area, Kitchen, Inner Hallway with stairs rising to the First Floor and a access to Downstairs WC and a Conservatory with double doors to the seating area and rear garden. The First Floor Landing leads to two Double Bedrooms and a Bathroom. The property further benefits from a driveway providing off-road parking.





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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — E

**COUNCIL TAX BAND** — A

**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

### PORCH

With UPVC double glazed window and external door and door to the Lounge.

### LOUNGE

13' 0" x 11' 3" (3.96m x 3.43m), with UPVC double glazed window, radiator and fire surround and hearth with open fire inset.

### DINING AREA

9' 5" x 8' 1" (2.87m x 2.46m), radiator and understairs storage cupboard.



### KITCHEN

11' 8" x 9' 5" (3.56m x 2.87m), with window and door to the Conservatory, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, breakfast bar, stainless steel sink and drainer, space for a freestanding cooker and plumbing/space for dishwasher.

### INNER HALLWAY

With stairs rising to First Floor and access to WC.

### WC

With laminate flooring, low level WC and wash hand basin.



### CONSERVATORY

11' 10" x 11' 2" (3.61m x 3.4m), with tiled flooring, power points and double doors to the rear garden.

### FIRST FLOOR LANDING

With airing cupboard housing the hot water cylinder and access to two Bedrooms and Bathroom.

### BEDROOM 1

12' 4" x 11' 7" (3.76m x 3.53m), with UPVC double glazed window and radiator.

### BEDROOM 2

13' 0" x 8' 3" (3.96m x 2.51m), with UPVC double glazed window and radiator.

### BATHROOM

8' 3" x 5' 7" (2.51m x 1.7m), with skylight, part-tiled walls, low level WC, wash hand basin, bath with electric shower over and radiator.

### OUTSIDE

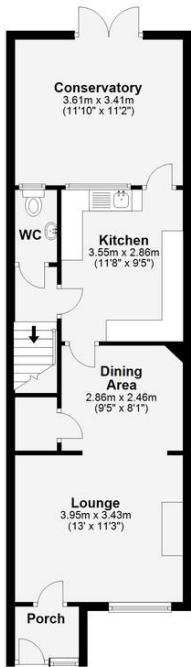
To the front of the property there is a driveway providing off-road parking. To the rear of the property there is a hardstanding seating area, outbuilding and a generous-sized lawned garden with a range of mature shrubs and trees, vegetable planters and two greenhouses.







**Ground Floor**  
Approx. 52.7 sq. metres (567.6 sq. feet)



**First Floor**  
Approx. 37.3 sq. metres (401.6 sq. feet)



Total area: approx. 90.0 sq. metres (969.2 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.

#### 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)

#### 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 Calum Lyman 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.

Claverings 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.

#### 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 as not verified.

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**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.

