



## 10 Wesley Court

Market Rasen, LN8 3TJ



Book a Viewing!

**£135,000**

A modern two double bed roomed end town house situated in the centre of the Market Town of Market Rasen and within a short walk to all the usual shops and facilities in the town centre. The property is well-presented throughout and offers living accommodation briefly comprising of Entrance Hall, Kitchen with a range of integrated appliances, WC and a Lounge Diner with feature wall panelling and doors to the rear garden. The First Floor Landing leads to two double Bedrooms and Bathroom. Outside there is a garden to the rear and an off road parking space within the courtyard.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** –B.

**COUNCIL TAX BAND** – A.

**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

### HALL

With composite door, radiator, stairs to the first floor and under stairs storage cupboard with plumbing and space for washing machine.

### KITCHEN

10' 0" x 7' 4" (3.05m x 2.24m), with UPVC double glazed window, vinyl flooring, fitted with a range of wall, base units and drawers with work surface over, tiled splashback, integral oven, four ring ceramic hob with extractor fan over, integrated fridge freezer, plumbing for dishwasher, integrated bin storage, radiator and spotlighting.



### LOUNGE DINER

14' 0" x 13' 8" (4.27m x 4.17m), with UPVC double glazed doors and windows into the rear garden and a radiator.

### WC

With low level WC, wash hand basin, radiator and extractor fan.

### FIRST FLOOR LANDING

With access to two bedrooms and bathroom.

### BEDROOM 1

13' 8" x 8' 5" (4.17m x 2.57m), with UPVC double glazed window and radiator.

### BEDROOM 2

13' 8" x 8' 11" (4.17m x 2.72m), with two UPVC double glazed windows, over stairs storage cupboard and radiator.



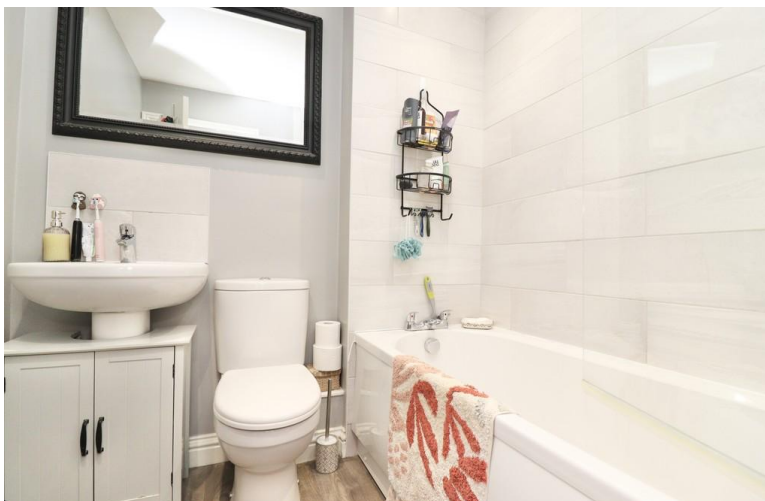
### BATHROOM

6' 10" x 6' 9" (2.08m x 2.06m), with vinyl flooring, low level WC, wash hand basin, bath with tiled surround and mains shower over, heated towel rail, spotlighting and extractor fan.

### OUTSIDE

To the rear of the property there is a lawned garden with a garden shed and access to the side which leads to the front. There is a gate to the rear of the garden which leads to courtyard with an off road parking space.

**NOTE** - Please note that there is currently a ground rent of approx. £25pcm for the maintenance of the shared communal courtyard. The vendor has indicated to Mundys that the development is due to be moved into a residence management committee so the ground rent will be reviewed at that stage. All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.





**WEBSITE**

Our detailed website show 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 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**

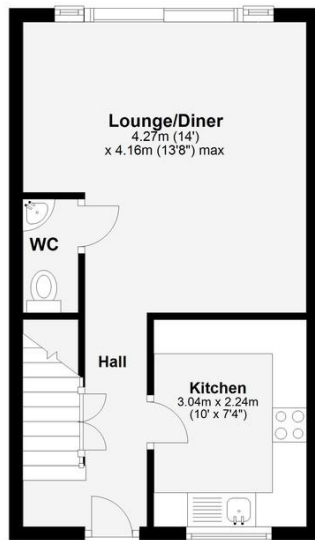
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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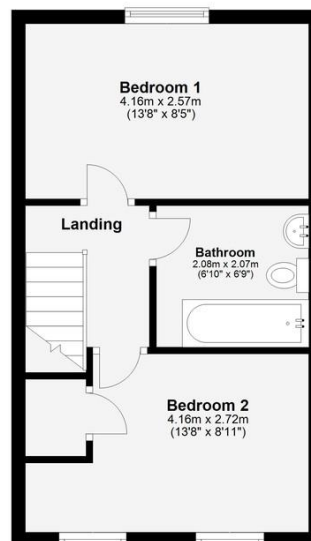
**Ground Floor**

Approx. 31.0 sq. metres (333.8 sq. feet)



**First Floor**

Approx. 31.4 sq. metres (338.3 sq. feet)



Total area: approx. 62.4 sq. metres (672.1 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 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.

