



**Lupton House, 9 The Brambles,
Market Rasen, LN8 3NS**



Book a Viewing!

£295,000

Beautifully finished and greatly improved by the present Vendors, this sizeable family home is desirably situated in this popular residential location in the popular town of Market Rasen and offers generous and well planned living accommodation to briefly comprise of the welcoming Reception Hallway, WC, Study (currently utilised as a Boot Room), newly fitted Kitchen with a range of fitted appliances, Utility Room with bespoke fitted storage, Lounge with double oak veneer doors opening to the Dining Room and sliding doors with fitted bespoke bi-folding shutters to the large Conservatory, First Floor Landing, Master Bedroom with a range of fitted wardrobes and newly fitted En-Suite Shower Room, Bedroom Two with a range of fitted wardrobes, two Further Bedrooms and the newly fitted Family Bathroom. Outside there are attractive low maintenance gardens to the front elevation with a tarmac dam side driveway providing off road parking and leading, in turn, to the attached Single Garage.



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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 - 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').



NOTE - New Worcester Boiler installed on 22nd May 2023.

MAINTENANCE CHARGE INFORMATION

An annual maintenance charge (£150.00 for 2022-23) is payable for the upkeep of exterior areas including the two playparks, dog walking areas and central wildlife habitat which is planned to be partly planted as wildflower meadow to encourage biodiversity.

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

ACCOMMODATION

RECEPTION HALL

Covered portico with hardwood entrance door with frosted glazed inset panels and complimenting glazed full side panel opening into the welcoming Reception Hallway, having tiled flooring, radiator, two ceiling light points, wall mounted central heating control panel, doors to all principal ground floor rooms and the staircase leading to the First Floor Landing.

STUDY

5' 6" x 6' 11" (1.68m x 2.13m) (max) Currently utilised as a Cloaks and Boot Room, having uPVC window to the front elevation, tiled flooring, ceiling light point, under stairs recess storage cupboard and radiator.

WC

5' 6" x 3' 6" (1.70m x 1.07m) Having tiled flooring, extractor, ceiling light point, WC, wash hand basin with tiled splash-backs and radiator.



LOUNGE

12' 4" x 15' 2" (3.77m x 4.63m) Having oak laminate flooring, ceiling light point, uPVC window to the front elevation, radiator, decorative feature polished granite fireplace with inset electric living flame effect faux log burner (included in the sale) and oak veneer double doors opening into the Dining Room.



DINING ROOM

9' 4" x 11' 4" (2.87m x 3.46m) Having oak laminate flooring, ceiling light point, radiator and uPVC sliding doors to the Conservatory with bespoke fitted bi-folding shutters.

CONSERVATORY

13' 9" x 11' 3" (4.21m x 3.45m) With uPVC windows and double doors to the rear garden, centre fan and light point, power and lighting. The Vendors have advised that the Conservatory furniture shall be included in the sale.

KITCHEN

12' 3" x 9' 11" (3.74m x 3.03m) Recently fitted bespoke Kitchen with high quality shaker style units to base level and contrasting mirror flecked quartzine work surface over with complimenting up-stands, inset sink with mixer tap over and further complimenting units and plate rack to eye level, large complimenting dresser unit, integral fridge, freezer, dishwasher and freestanding Everhot electric range cooker (included in the sale), uPVC window to the rear elevation, recessed down-lighting, tiled flooring and door to the Utility Room.





UTILITY ROOM

5' 6" x 5' 10" (1.69m x 1.80m) (to cupboards) With door leading to the Garage, hardwood and glazed inset frosted panelled door to the rear garden, having tiled flooring, ceiling light point, central heating controls, space for washing machine with mirror flecked quartzine work surface above and complimenting unit to eye level and further bespoke fitted full length storage cupboards.

FIRST FLOOR LANDING

With arched feature uPVC window to the front elevation, loft access hatch, radiator and doors to all principal rooms.

MASTER BEDROOM

13' 3" x 12' 4" (4.04m x 3.78m) With uPVC window to the front elevation, ceiling light point, radiator, fitted wardrobes and door to the En-Suite.



EN-SUITE

5' 9" x 6' 9" (1.77m x 2.08m) With uPVC frosted window to the front elevation, non-slip grey oak effect vinyl flooring, WC, corner shower cubicle with sliding opening doors and direct feed shower, wash hand basin, partly tiled walls, recessed down-lighting and extractor fan.

BEDROOM TWO

11' 8" x 8' 6" (3.58m x 2.60m) With uPVC window to the rear elevation, fitted wardrobes, ceiling light point, two wall light points and radiator.

BEDROOM THREE

9' 6" x 8' 11" (2.92m x 2.73m) With uPVC window to the rear elevation, ceiling light point and radiator.



BEDROOM FOUR

9' 4" x 9' 2" (2.85m x 2.80m) max Currently used as a Study, with uPVC window to the rear elevation, ceiling light point and radiator.

FAMILY BATHROOM

5' 11" x 10' 4" (1.81m x 3.15m) With frosted uPVC window to the front elevation, radiator, panelled bath with telephone style mixer handset and tiled splash-backs, WC, wash hand basin, extractor, shaver point, partly tiled walls, radiator/towel rail, oak effect non slip vinyl flooring and recessed down-lighting.

OUTSIDE

To the front of the property there is a low maintenance pebble finished garden with miniature hedging and pedestrian pathway leading to the front entrance. To the side of the property there is a driveway providing off road parking and giving access to the Integral Garage and providing pedestrian access to the rear with space for wheelie bin storage. To the rear of the property the walled gardens include paved patio areas, formal lawns, flowerbeds and borders leading to an additional pebble finished seating area to the rear of the Conservatory.





GARAGE

9' 6" x 17' 1" (2.92m x 5.21 m) With up and over door to the front, courtesy door to the Utility Room, power, lighting and fitted with base units and drawers, space for automatic washing machine and a wall mounted gas fired central heating boiler.

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 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 Walker 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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For illustration purposes only

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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.