



**48 Anglian Way**  
Market Rasen, LN8 3RP

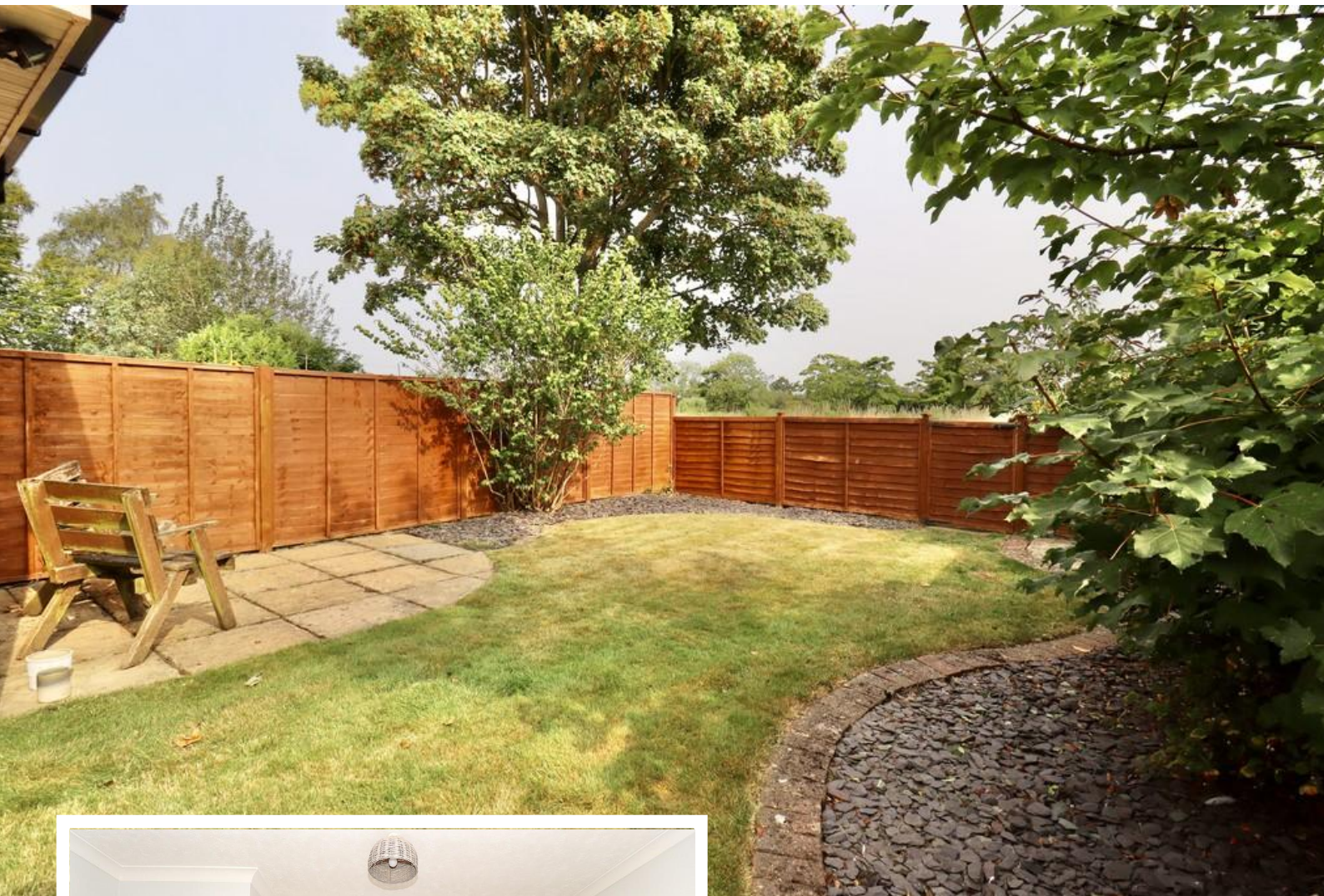


Book a Viewing!

**£170,000**

A well presented and extended, two bedroom semi detached house, situated within this quiet cul-de-sac location. Within walking distance of Market Rasen Town Centre and local schooling, whilst also enjoying open views to the rear of the property. The property has been tastefully updated and well maintained by the current owners and has living accommodation briefly comprising of an Entrance Hallway, Kitchen, Lounge and an extension which offers an additional Dining Room or further living space, with vaulted ceiling, Velux windows and doors into the rear garden. The first floor landing leads to two double Bedrooms and a modern fitted Shower Room. Outside there are gardens to the front and a generous sized driveway which provides ample off-road parking, which also gives access to a single garage. There are further lawned gardens to the rear with a patio seating area overlooking the open views. Viewing of this property is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**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').



#### ENTRANCE HALL

With uPVC double glazed external door, stairs leading to the first floor, laminate flooring and radiator.

#### KITCHEN

9' 7" x 7' 7" (2.92m x 2.31m) with uPVC double glazed window, laminate flooring, fitted with a range of wall, drawer and base units with work surfaces over and tiled splashback, composite sink and drainer, integral double oven, four ring gas hob with extractor fan over, plumbing and space for washing machine and space for fridge freezer.

#### LOUNGE

13' 10" x 13' 9" (4.22m x 4.19m) with radiator, Oak door, windows to either side, leading through to:

#### DINING ROOM / SITTING ROOM

9' 2" x 9' 2" (2.79m x 2.79m) with uPVC double glazed double doors, vaulted ceiling, two Velux windows, laminate flooring and radiator.

#### FIRST FLOOR LANDING

With access to roof void and airing cupboard housing the gas fired central heating boiler.

#### BEDROOM 1

13' 10" x 8' 1" (4.22m x 2.46m) with uPVC double glazed window and radiator.

#### BEDROOM 2

10' 7" x 9' 10" (3.23m x 3m) with uPVC double glazed window, fitted wardrobe and radiator.

#### SHOWER ROOM

7' 7" x 5' 4" (2.31m x 1.63m) with uPVC double glazed window, vinyl flooring, low level WC, wash hand basin, walk in shower with tiled surround, heated towel rail and extractor fan.

#### OUTSIDE

To the front of the property there are lawned gardens and a driveway to the side providing ample off-road parking, which also gives access to the single garage. A gate leads to the rear garden and a paved seating area leading to lawned gardens with decorative slate surround and a second patio area.





**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**

SMS & 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 roughly checked.

**GENERAL**

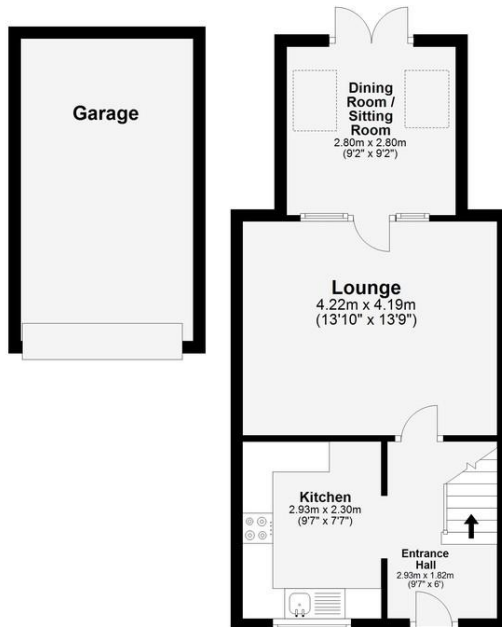
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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**

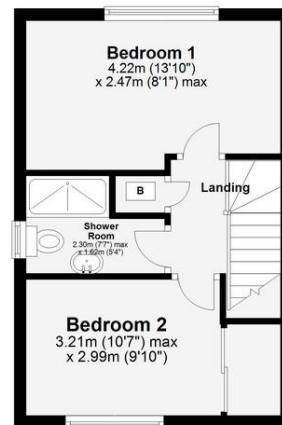
Main area: approx. 35.9 sq. metres (386.2 sq. feet)  
Plus garages, approx. 14.3 sq. metres (154.4 sq. feet)



Main area: Approx. 63.5 sq. metres (683.5 sq. feet)  
Plus garages, approx. 14.3 sq. metres (154.4 sq. feet)

**First Floor**

Approx. 27.6 sq. metres (297.3 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 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.

