



### 3 The Furlongs

Market Rasen, LN8 3DF



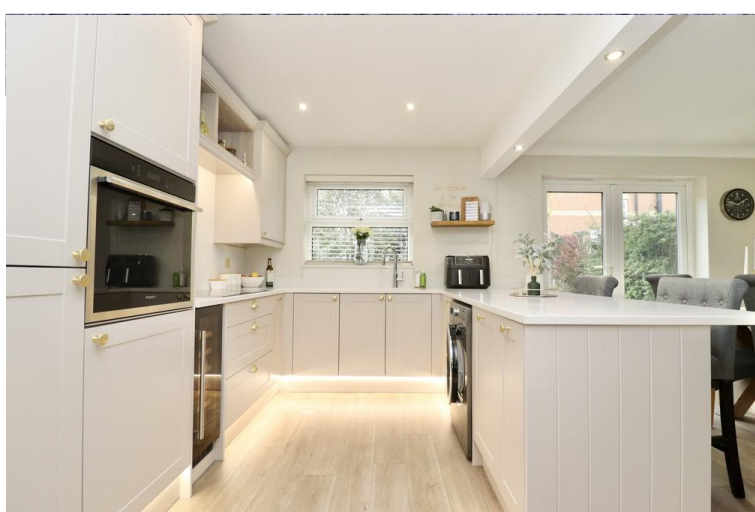
Book a Viewing!

**£249,500**

This well-presented modern detached house is situated in the desirable town of Market Rasen. The property is ideally located within walking distance to the town centre, providing easy access to shops, schools, and local services. The Entrance Hallway has stairs leading to the First Floor. The ground floor features a WC, a spacious Lounge and a stunning open-plan Kitchen. A standout feature of this home is the high-specification fitted Kitchen boasting quartz work surfaces, a breakfast bar and a range of integrated appliances with double doors opening into the rear garden. Upstairs, the landing leads to three well-proportioned Bedrooms, including a Main Bedroom with an En-Suite Bathroom, along with a modern Family Bathroom. The rear garden is well-maintained and features a lawned area, a patio area and a shed for storage. The property also benefits from a driveway and a single garage, providing ample parking and additional storage options.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – C.**

**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 guest houses, 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').





#### HALL

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

#### WC

With uPVC double glazed window, tiled flooring, low level WC, wash hand basin and radiator.

#### LOUNGE

16' 5" x 10' 8" (5m x 3.25m) With uPVC double glazed bay window, fireplace with electric fire inset and radiator.

#### KITCHEN/DINER

17' 10" x 11' 2" (5.44m x 3.4m) With uPVC double glazed window and double doors, laminate flooring, fitted with a range of wall, drawer and base units with quartz work surfaces over, induction hob, integrated oven, integrated wine cooler, integrated fridge freezer, integrated dishwasher, plumbing and space for washing machine, instant hot water tap, spotlights, two radiators and understairs storage cupboard.

#### FIRST FLOOR LANDING

With uPVC double glazed window and access to roof void.

#### BEDROOM 1

13' 3" x 10' 8" (4.04m x 3.25m) With uPVC double glazed window and radiator.



#### EN-SUITE

10' 8" x 4' 0" (3.25m x 1.22m) With uPVC double glazed window, low level WC, wash hand basin, shower cubicle, partly tiled walls, radiator and extractor fan.



#### BEDROOM 2

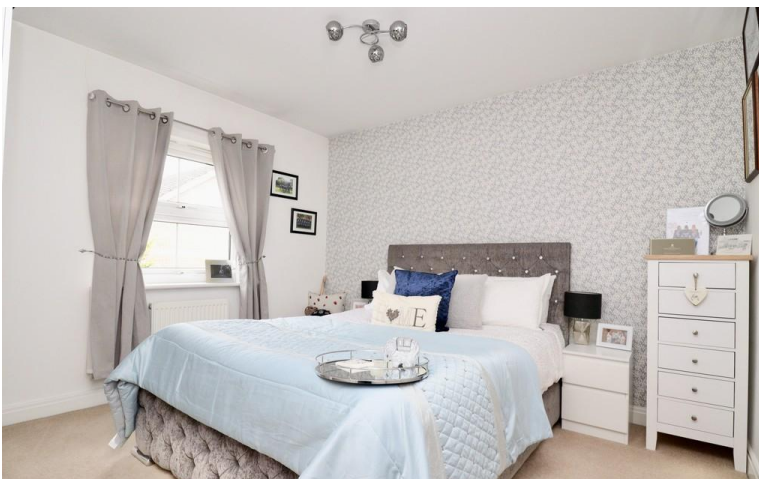
11' 3" x 10' 10" (3.43m x 3.3m) With uPVC double glazed window and radiator.

#### BEDROOM 3

9' 6" x 6' 10" (2.9m x 2.08m) With uPVC double glazed window, storage cupboard and radiator.

#### BATHROOM

7' 8" x 6' 9" (2.34m x 2.06m) With uPVC double glazed window, tiled flooring, partly tiled walls, low level WC, wash hand basin, bath with shower attachment, radiator and extractor fan.



#### OUTSIDE

To the front of the property there is a well maintained garden with a range of shrubs and a driveway providing off street parking and access to the garage. Access to the side of the property leads to the rear garden which is mainly laid to lawn with a patio area and a decorative slate area, range of mature shrubs and a garden shed.



#### 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 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

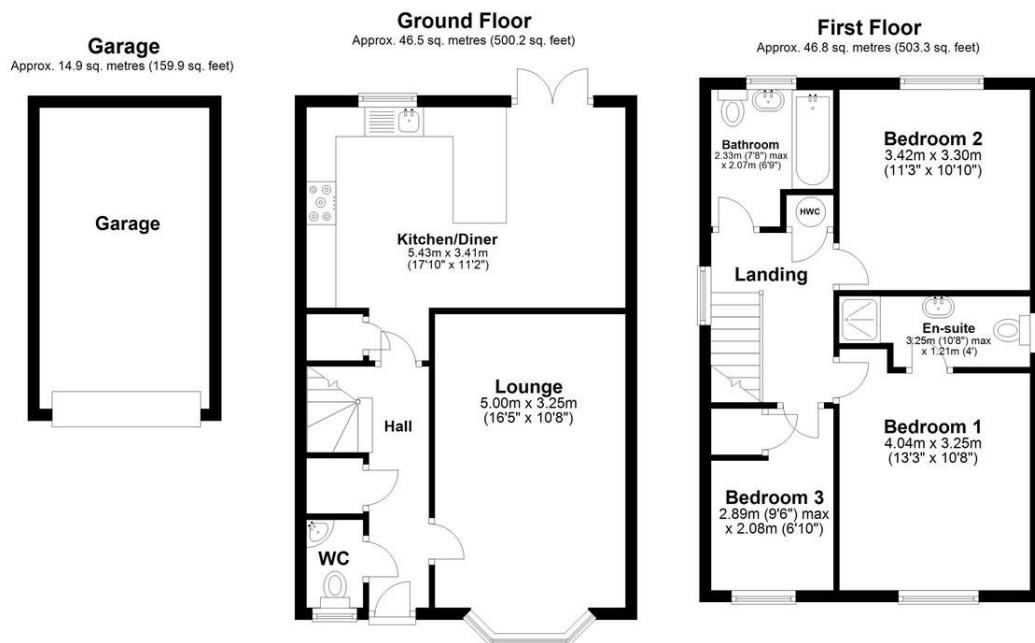
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### 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:

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Total area: approx. 108.1 sq. metres (1163.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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LN8 3EH

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