



1 Chantrey Park, Caistor Road

Market Rasen, LN8 3ZF

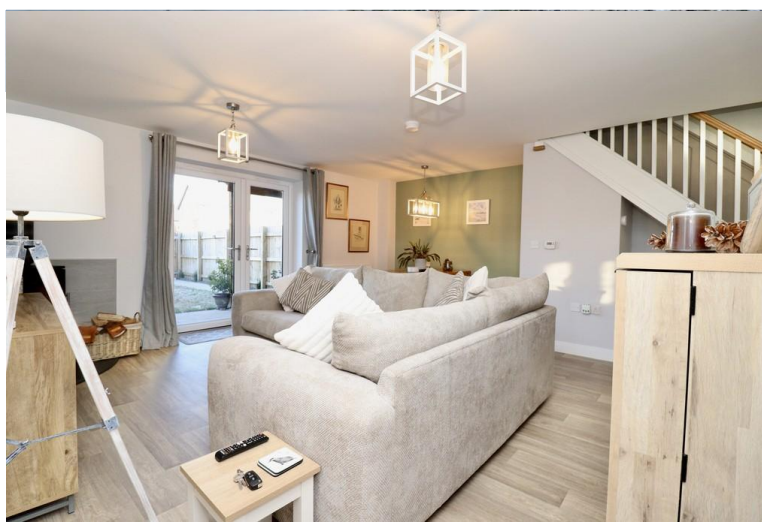


Book a Viewing!

£192,500

This semi detached home is available to first-time buyers at 70% of the market value, with a 30% discount funded by the government through the First Homes scheme. Exclusively for first time buyers, the property offers excellent value and a great opportunity to step onto the property ladder. Designed as a 'forever home,' the house includes an additional downstairs room that can be used as a bedroom, and the downstairs WC is ready for conversion into a shower room. The layout is thoughtfully designed with ease of access in mind. Located on the sought-after Chestnut Homes development, this property enjoys a prime position on the edge of the market town of Market Rasen. The open-plan living layout features a breakfast kitchen with a breakfast bar, a lounge/diner with a log burner, and double doors opening onto the rear garden. There's also a snug that can be used as an office or an extra bedroom. Upstairs, there are three bedrooms and a family bathroom. The property also includes two allocated parking spaces and a rear garden with a BBQ area.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – B.

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').





BREAKFAST KITCHEN

17' 0" x 11' 4" (5.18m x 3.45m) With UPVC double glazed window and composite external door, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, matching upstand and tiled splashbacks, stainless steel sink unit and drainer, integrated oven, four ring gas hob with extractor fan over, plumbing and space for washing machine, space for fridge freezer and a breakfast bar with storage under.

LOUNGER DINER

17' 0" x 15' 0" (5.18m x 4.57m) With UPVC double glazed double doors, vinyl flooring, log burner with tiled surround and two radiators.

SNUG / BEDROOM 4 / OFFICE

11' 1" x 7' 0" (3.38m x 2.13m) With UPVC double glazed window, vinyl flooring and radiator.



WC/POTENTIAL SHOWER ROOM

With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, radiator and extractor fan. (please note that under the vinyl flooring there is drainage prepared for the conversion of a shower room)

FIRST FLOOR LANDING

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

BEDROOM 1

11' 5" x 9' 4" (3.48m x 2.84m) With UPVC double glazed window, fitted wardrobe and radiator.



BEDROOM 2

12' 5" x 9' 4" (3.78m x 2.84m) With UPVC double glazed window and radiator.

BEDROOM 3

7' 7" x 6' 11" (2.31m x 2.11m) With UPVC double glazed window and radiator.

BATHROOM

7' 10" x 6' 6" (2.39m x 1.98m) With UPVC double glazed window, vinyl flooring, low level WC, Wash hand basin with cupboard space below and surface to the side, bath with tiled surround and mains shower over, radiator and extractor fan.

OUTSIDE

To the front of the property there is a lawned garden with hedging surround and a pathway to the front door. There is access to the side of the property with a gate leading the rear garden. To the rear there is a lawned garden, raised planters, a patio seating area, a covered BBQ area and garden shed. There is gated access leads to the rear of the property with two allocated parking spaces.

ELIGIBILITY REQUIREMENTS

- All purchasers must be first time buyers.
- Total household income of less than £80,000 per annum.
- Mortgage required for at least 50% of the discounted price of the property.





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, 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.

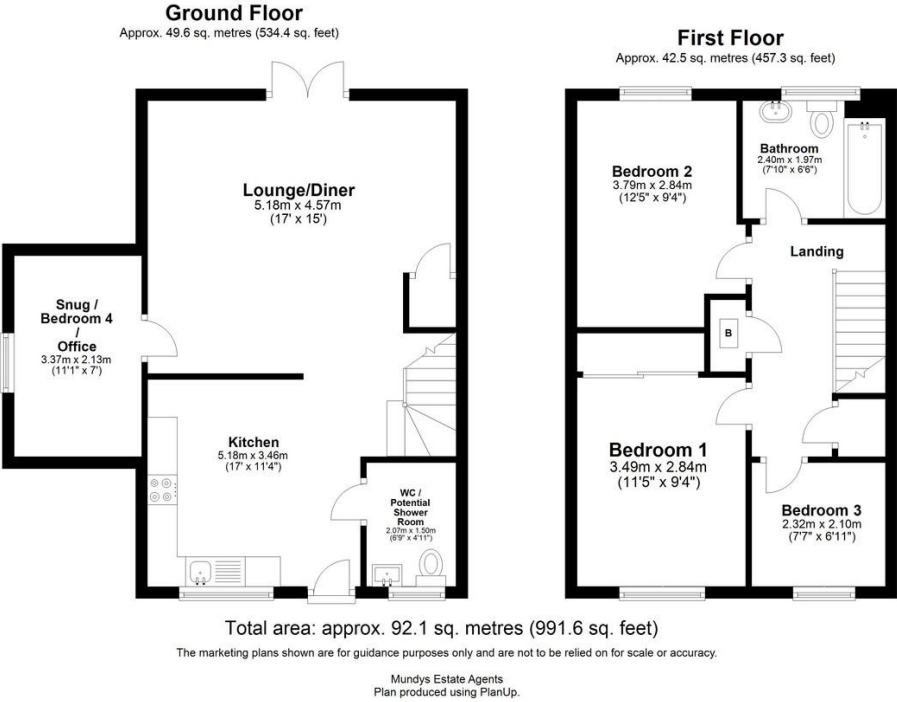
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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:

- 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.
- 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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