



21 Lady Frances Drive
Market Rasen, LN8 3JJ



Book a Viewing!

£365,000

A spacious four bedroomed detached family home with a double garage positioned in the convenient cul-de-sac location of Lady Frances Drive within Market Rasen. The internal accommodation comprises of Porch, Hall, Cloakroom/WC, Lounge, Study, Conservatory, Kitchen/Dining Room, Utility Room, Double Garage and First Floor Landing leading to four Bedrooms, with an En-Suite to Bedroom One and a Family Bathroom. Outside there is a landscaped front garden, block paved driveway, double garage and enclosed rear gardens. Viewing of the property is highly recommended to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E.

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').





PORCH

HALL

A welcoming entrance hall with staircase to the first floor, storage cupboard, wood effect flooring and radiator.

CLOAKROOM/WC

With close coupled WC and wash hand basin in a vanity unit with storage beneath, part tiled walls, tiled flooring, radiator and double glazed window to the front aspect.

LOUNGE

19' 10" x 12' 11" (6.06m x 3.96m) With double glazed window to the front aspect and double glazed sliding doors to the conservatory, gas fire inset within a feature decorative fireplace and two radiators.



STUDY

6' 10" x 6' 8" (2.09m x 2.05m) With double glazed window to the front aspect, range of fitted office furniture including desk, drawers and storage cupboards and radiator.

KITCHEN/DINING ROOM

25' 9" x 9' 6" (7.87m x 2.92m) Fitted with a range of wall and base units with work surfaces over, undermount 1½ bowl sink with mixer tap over and Insinkerator food waste disposal, integrated fridge freezer and dishwasher, Rangemaster cooker, tiled splashbacks and flooring with underfloor heating, breakfast bar, dresser with lighting, radiator, double glazed window to the rear aspect and double glazed sliding doors to the conservatory.



CONSERVATORY

22' 6 (max)" x 12' 11 (max)" (6.86m x 3.94m) With double glazed French doors to the rear garden, double glazed door to the side, ceiling fan, radiator and tiled flooring.



UTILITY ROOM

9' 10" x 5' 1" (3.00m x 1.57m) Fitted with a range of base and wall units to compliment the kitchen with work surfaces over, stainless steel sink with side drainer and mixer tap over, space for washing machine, tiled splashbacks and flooring, radiator, double glazed window to the front aspect and internal door to the garage.

FIRST FLOOR LANDING

With double glazed window to the front aspect, airing cupboard and loft access point.



BEDROOM 1

12' 8 (max)" x 14' 3 (max)" (3.86m x 4.34m) With a range of fitted bedroom furniture including wardrobes, overbed storage and drawers, double glazed window to the rear aspect and radiator.

EN-SUITE BATHROOM

6' 9" x 6' 0" (2.08m x 1.83m) Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, tiled walls and flooring with underfloor heating, chrome towel radiator, spotlights and double glazed window to the front aspect.



BEDROOM 2

13' 1" x 9' 9" (4.00m x 2.98m) With a range of fitted bedroom furniture including wardrobes and drawers, double glazed window to the rear aspect and radiator

BEDROOM 3

13' 0" x 9' 9" (3.97m x 2.98m) With a range of fitted bedroom furniture including wardrobes and drawers, double glazed window to the front aspect and radiator.

BEDROOM 4

11' 3" x 9' 7" (3.43m x 2.93m) With double glazed window to the rear aspect and radiator.



BATHROOM

6' 9" x 6' 1" (2.08m x 1.87m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, wash hand basin in a vanity style unit with storage beneath and close coupled WC, tiled walls and flooring with underfloor heating, chrome towel radiator, spotlights and double glazed window to the front aspect.

OUTSIDE

To the front of the property there is a gravelled front garden with decorative shrubs and trees. There is a block paved driveway providing off street parking for multiple vehicles and access to the double garage. To the rear of the property there is a generous garden laid mainly to lawn with flowerbeds, mature shrubs, shed and summer house.

GARAGE

17' 7" x 16' 7" (5.36m x 5.08m) With electric up and over door to the front, rear personal door, internal door to the utility room, double glazed window to the rear aspect, light and power.





WEB SITE

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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.

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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.

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First Floor

Approx. 72.3 sq. metres (778.6 sq. feet)



Total area: approx. 197.3 sq. metres (2124.0 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.

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