



16 Wells Drive

Market Rasen, LN8 3EF



Book a Viewing!

OFFERS OVER £210,000

A well-presented two double bedroomed detached bungalow situated in this quiet cul de sac location and well-located within a short distance into the town centre. The property sits on a larger than average plot with a generous sized frontage and rear garden along with a driveway providing off road parking and a detached single garage. Internally the property has accommodation comprising of Entrance Porch, Hallway, Lounge, recently fitted modern Kitchen, two double Bedrooms and a Shower Room. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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').





ACCOMMODATION

PORCH

With tiled flooring and external door.

HALLWAY

With access to the kitchen, lounge, two bedrooms and shower room.

LOUNGE

16' 5" x 11' 4" (5m x 3.45m) With UPVC double glazed window, electric fire and radiator.

KITCHEN

10' 4" x 10' 2" (3.15m x 3.1m) With UPVC double glazed window and external door, fitted with a range of wall, base units and drawers with work surfaces over, matching upstand, composite sink unit and drainer, space for freestanding cooker, plumbing and space for washing machine and radiator.

BEDROOM 1

11' 11" x 9' 10" (3.63m x 3m) With UPVC double glazed window, built-in wardrobe and radiator.

BEDROOM 2

9' 10" x 9' 7" (3m x 2.92m) With UPVC double glazed window and radiator.

SHOWER ROOM

7' 7" x 6' 11" (2.31m x 2.11m) With UPVC double glazed window, tiled flooring, fully tiled walls, wash hand basin, shower cubicle and heated towel rail.

OUTSIDE

To the front of the property there is a generous sized lawned garden and decorative flowerbeds. There is a driveway to the side providing ample off road parking and giving access to the detached single garage. A gate leads to the rear of the property which is majority low maintenance with decorative gravelled gardens and a patio area, lawned area and side access into the garage.





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 Callum 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

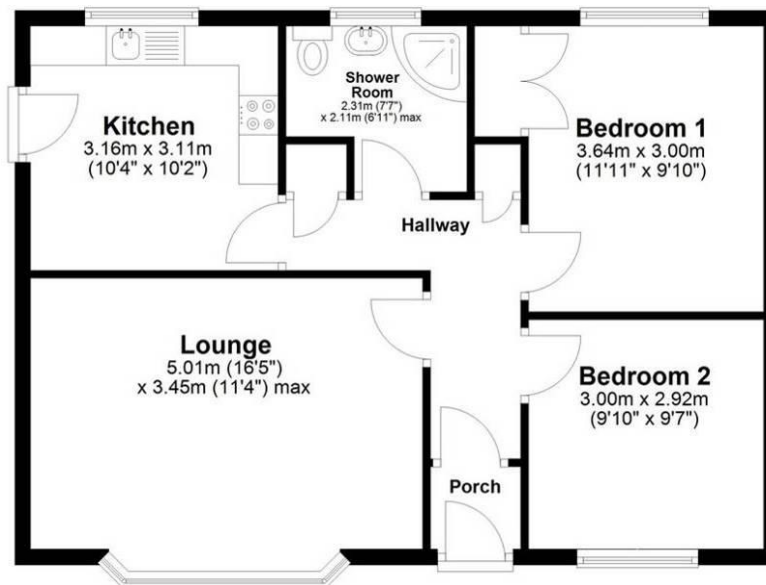
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 as not verified.

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Ground Floor

Approx. 62.7 sq. metres (674.5 sq. feet)



Total area: approx. 62.7 sq. metres (674.5 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 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.

