



3 Abbott Close

Middle Rasen, Market Rasen, LN8 3LA



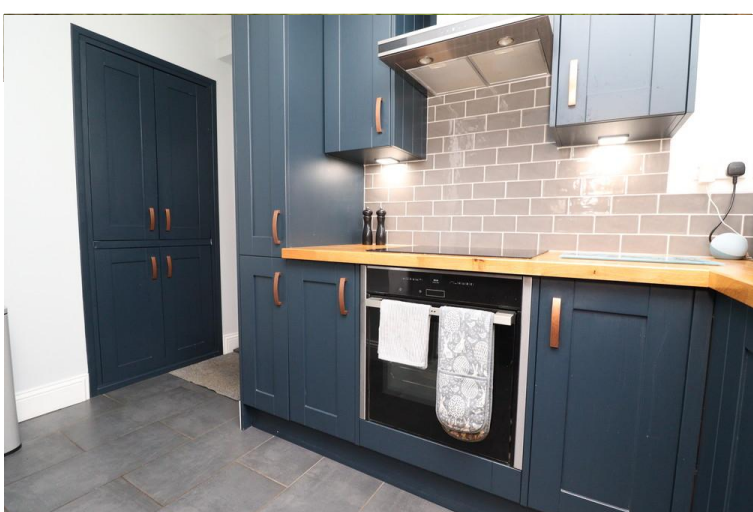
Book a Viewing!

Offer Over £230,000

Situated at the end of a cul de sac and with open field views, a three bedroom semi detached house with accommodation, much improved by the current owners. The immaculate and spacious accommodation on offer comprises of Entrance Hall, Lounge, Dining Room, Cloakroom/WC, newly fitted Kitchen, side Porch/Utility and a First Floor Landing leading to three double Bedrooms and modernised family bathroom. Outside there is a front garden with side driveway for multiple vehicles, a double garage and a generous rear garden. Viewing is highly recommended to appreciate the standard of accommodation and the position in which this home sits.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Middle Rasen is a thriving village situated approx 1 mile west of the larger town of Market Rasen and benefits from a Post Office and Village Shop, Primary School (Ofsted Graded 'Good') St Peter's Church and Methodist Chapel, Village Hall and Bowling Green and a variety of community groups and events.





ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, double glazed window to the front aspect, storage cupboard, understairs cupboard, tiled flooring and radiator.

LOUNGE

17' 5" x 11' 3" (5.33m x 3.45m) With double glazed windows to the front and rear aspects, storage cupboard with shelving above and radiator.

DINING ROOM

10' 9" x 9' 11" (3.30m x 3.04m) With double glazed French doors to the rear garden, tiled flooring and radiator.



CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, chrome towel radiator, tiled flooring, part tiled walls and double glazed windows to the side and rear aspects.

KITCHEN

8' 10" x 11' 6" (2.70m x 3.52m) Newly fitted with a stylish range of wall and base units with work surfaces over, undermount sink with mixer tap over, electric oven with induction hob and extractor fan over, spaces for fridge freezer and dishwasher, pantry cupboard, tiled flooring and splashbacks, wall mounted gas fired central heating boiler and two double glazed windows to the front aspect

SIDE PORCH

With door to the rear garden and spaces for washing machine and tumble dryer.

FIRST FLOOR LANDING

With double glazed window to the front aspect.

BEDROOM 1

14' 0" x 10' 1" (4.28m x 3.08m) With double glazed window to the rear aspect and radiator.

BEDROOM 2

10' 4" x 8' 0" (3.17m x 2.45m) With double glazed window to the rear aspect, large storage cupboard and radiator.

BEDROOM 3

10' 5" x 7' 1" (3.19m x 2.16m) With double glazed window to the front aspect and radiator.

BATHROOM

Newly fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, tiled walls and flooring, chrome towel radiator, spotlights and double glazed window to the front aspect





OUTSIDE

To the front of the property there is a lawned garden and a side driveway providing off street parking for multiple vehicles and access to the double garage. The garage has twin up and over doors to the front, light and power. To the rear of the property there is a generous garden laid mainly to lawn with block paved patio seating area, green house, flower beds and with open fields and views of the village church to the side.

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.n

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/SPECIALLY TRAINED VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & Butteridge, 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 them we will receive a referral fee of up to £125.

Clearings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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 HomeBuyer 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.

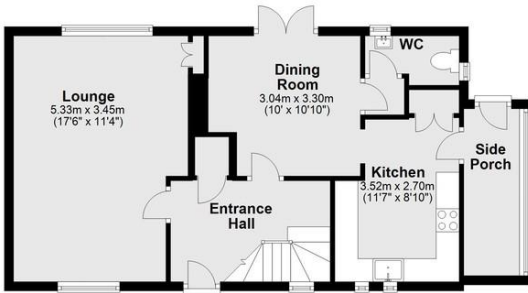
GENERAL

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 are for the vendors (Lessors) for whom they act as Agents given 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 54.5 sq. metres (586.7 sq. feet)



First Floor
Approx. 42.4 sq. metres (456.0 sq. feet)



Total area: approx. 96.9 sq. metres (1042.7 sq. feet)

For illustration purposes only.
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.

