



### 3 Chantry Park

Caistor Road, Market Rasen, LN8 3ZF



Book a Viewing!

**£329,950**

A modern detached family home built in October 2022, located in the sought after Chantry Park Development by Chestnut Homes. This property is the only 'Birchwood' style home on the Development and offers a larger Kitchen/Diner compared to similar builds, with enough space for a Living Area as well as Dining. Additional features include a larger Utility Room, Bi-fold doors leading to the rear Garden and a double garage. The accommodation comprises an Entrance Hall, WC, a spacious Lounge, an Open Plan Kitchen/Living/Dining Area, Utility Room and First Floor Landing leading to four Bedrooms and a Family Bathroom with an En-suite to the main Bedroom. Externally, the property benefits from a well-maintained rear garden with a patio, a double garage and allocated parking. The home is beautifully presented throughout, built to a high standard and is within walking distance of Market Rasen Town Centre and the Train Station. Viewing is essential to appreciate everything this property has to offer.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – B.

**COUNCIL TAX BAND** – D.

**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').







#### ENTRANCE HALL

With composite external door, stairs to first floor, under stairs storage cupboard and radiator.

#### WC

7' 2" x 3' 5" (2.18m x 1.04m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin with cupboard space below and radiator.

#### LOUNGE

18' 2" x 10' 8" (5.54m x 3.25m) With two UPVC double glazed windows and two radiators.

#### OPEN PLAN LIVING KITCHEN AND DINING

26' 11" x 14' 8" (8.2m x 4.47m) Fitted with a range of wall, base units and drawers with work surfaces over and matching upstand, vinyl flooring, stainless steel sink drainer with mixer tap, integral oven and microwave, four ring gas hob with extractor fan over and glass splashback, integrated fridge freezer and dishwasher, spotlighting, radiator and UPVC double glazed window and Bi-fold doors into the rear garden.



#### UTILITY ROOM

7' 7" x 5' 7" (2.31m x 1.7m) With UPVC double glazed window, vinyl flooring, base unit with work surface over and matching upstand, plumbing and spaces for washing machine and tumble dryer, access to roof void, radiator and extractor fan.

#### FIRST FLOOR LANDING

With access to roof void.



#### BEDROOM 1

11' 1" x 9' 1" (3.38m x 2.77m) With UPVC double glazed window, radiator and door to the En-suite.

#### EN-SUITE

9' 1" x 4' 6" (2.77m x 1.37m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin with cupboard space below and surface to the side, walk-in shower cubicle with tiled surround, heated towel rail, partly tiled walls and extractor fan.

#### BEDROOM 2

13' 3" x 9' 1" (4.04m x 2.77m) With UPVC double glazed window and radiator.

#### BEDROOM 3

9' 8" x 7' 3" (2.95m x 2.21m) With UPVC double glazed window and radiator.

#### BEDROOM 4

7' 5" x 7' 5" (2.26m x 2.26m) With UPVC double glazed window and radiator.

#### BATHROOM

7' 3" x 6' 5" (2.21m x 1.96m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin with cupboard space below, surface to the side and tiled splashback, bath with mains shower over and tiled surround, heated towel rail and extractor fan.





## OUTSIDE

To the front of the property there is a lawned garden with a pathway leading to the front door and to the rear there is a patio seating area which is accessed from the Bi-fold doors in the Kitchen and lawned gardens. There is also a pathway leading to the detached double garage with two up and over doors with power and lighting and an off street parking space to the side of 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](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 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

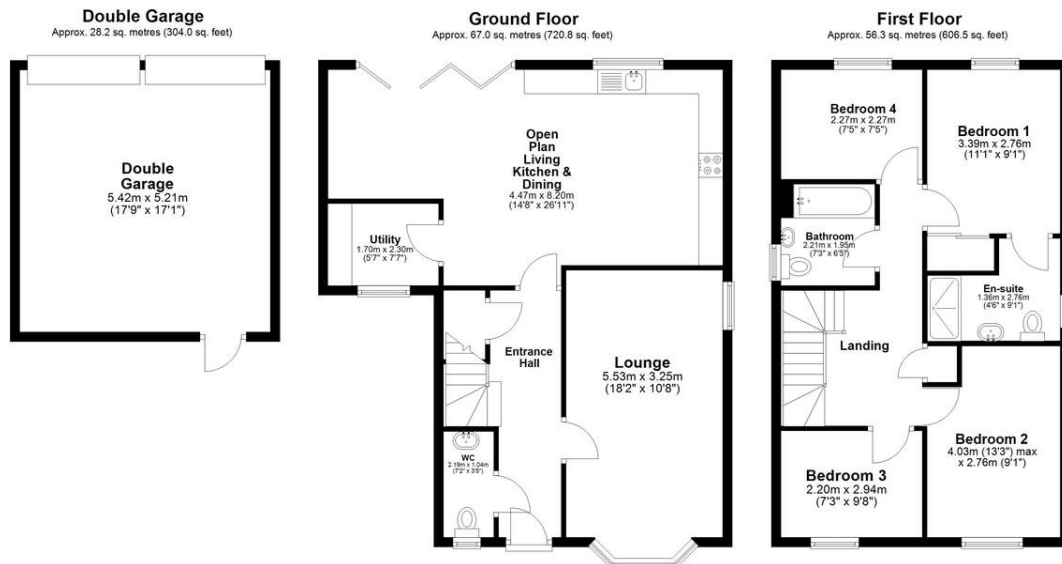
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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.
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Total area: approx. 151.6 sq. metres (1631.3 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.

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