



## 6 Hancock Court

Market Rasen, LN8 3XB



Book a Viewing!

**£110,000**

A well-presented three-bedroom mid-townhouse, ideally located just a short walk from Market Rasen town centre, offering a wide range of local shops and amenities. The property is also within walking distance of Market Rasen train station, making it ideal for commuters. Internally, the property offers spacious living accommodation comprising a Kitchen, Open Plan Lounge/Diner and a First Floor Landing leading to three Bedrooms and a Family Bathroom. The main Bedroom also benefits from an En-suite. Externally, there is a small, paved courtyard to the front of the property and allocated parking. The property is being sold with no onward chain.



#### SERVICES

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY -** West Lindsey District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

#### LOCATION

Conveniently located close to Market Rasen town centre. 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

### KITCHEN

13' 8" x 6' 9" (4.17m x 2.06m) Fitted with a range of wall, base units and drawers with work surfaces over, tiled flooring, a UPVC double-glazed window and external door, integrated electric oven with four-ring gas hob, stainless steel splashback and extractor fan above, space and plumbing for a washing machine, space for fridge freezer, breakfast bar area and a wall-mounted gas-fired central heating boiler.

### LOUNGE/DINER

18' 11" x 11' 11" (5.77m x 3.63m) Bright and spacious with a UPVC double-glazed window, under-stairs storage cupboard, radiator and stairs leading to the first-floor landing.

### FIRST FLOOR LANDING

Provides access to all three bedrooms and the family bathroom

### BEDROOM 1

15' 1" x 9' 3" (4.6m x 2.82m) With double room with UPVC double-glazed window and radiator.

### EN-SUITE

6' 9" x 5' 9" (2.06m x 1.75m) With partly tiled walls, low-level WC, wash hand basin, bath and a radiator.

### BEDROOM 2

14' 0" x 7' 1" (4.27m x 2.16m) With double room with UPVC double-glazed window and radiator.

### BEDROOM 3

13' 0" x 6' 7" (3.96m x 2.01m) Single room with UPVC double-glazed window and radiator.

### BATHROOM

8' 2" x 7' 1" (2.49m x 2.16m) Fitted with vinyl flooring, partly tiled walls, low-level WC, wash hand basin and bath with electric shower over, radiator and extractor fan.

### OUTSIDE

To the front of the property is a small paved courtyard. The property also benefits from allocated parking.





#### 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 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

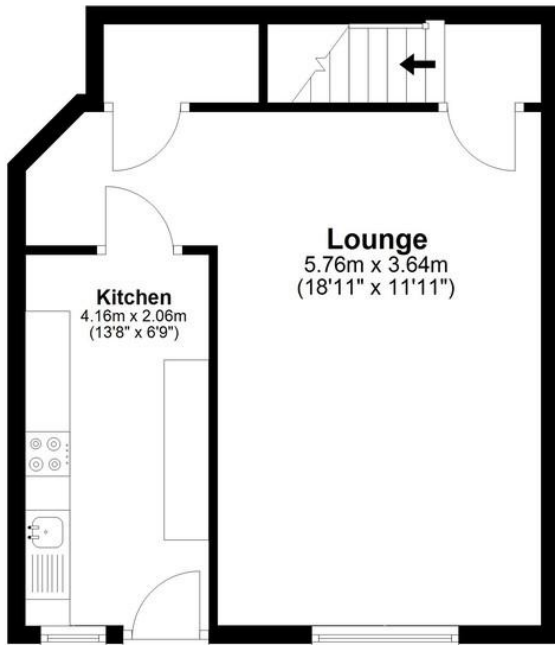
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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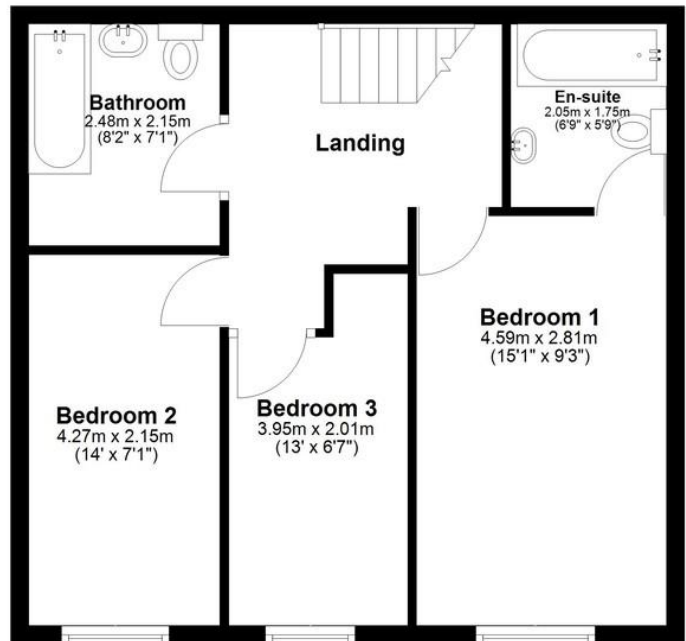
### Ground Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



### First Floor

Approx. 48.6 sq. metres (523.3 sq. feet)



Total area: approx. 86.7 sq. metres (932.7 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  
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LN2 1AS

22 Queen Street  
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LN8 3EH

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