



## 6 Chantrey Park, Caistor Road

Market Rasen, LN8 3ZF



Book a Viewing!

**£195,000**

A two Bedroom Townhouse on the popular and sought after Chantrey Park development, constructed by Chestnut Homes, which is within a short walk of Market Rasen Town Centre and the Train Station. The property was constructed in 2022 and offers immaculately presented accommodation, having been beautifully maintained by the current owners. The Kitchen benefits from integrated appliances and Bedroom one features fitted wardrobes. Internally, the accommodation comprises Kitchen, Downstairs WC, Lounge Diner with double doors and windows overlooking the gardens and a First Floor Landing which leads to two double Bedrooms and a Bathroom. Outside, there is a garden to the front of the property and there is a lawned garden to the rear with a seating area and garden shed. There is also an allocated parking space.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – B.

**COUNCIL TAX BAND** – A.

**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').







Service Charge - £198.93 per annum.

(All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale).

## ACCOMMODATION

### KITCHEN

14' 9" x 8' 6" (4.5m x 2.59m) With composite external door and UPVC double glazed window, vinyl flooring, fitted with a range of wall, drawer and base units with work surfaces over and matching upstand, integrated oven and microwave, four ring gas hob with extractor fan over and a glass splashback, space for fridge freezer and plumbing and space for washing machine.

### LOUNGE DINER

14' 9" x 13' 1" (4.5m x 3.99m) With UPVC double glazed double doors and windows overlooking the rear garden, stairs to first floor and radiator.

### WC

5' 11" x 3' 4" (1.8m x 1.02m) With vinyl flooring, low level WC, wash hand basin with tiled splashback, radiator and extractor fan.

### FIRST FLOOR LANDING

With access to roof void and airing cupboard.

### BEDROOM 1

12' 3" x 10' 6" (3.73m x 3.2m) With two UPVC double glazed windows, fitted wardrobe and radiator.

### BEDROOM 2

10' 11" x 7' 8" (3.33m x 2.34m) With UPVC double glazed window and radiator.

### BATHROOM

6' 9" x 5' 7" (2.06m x 1.7m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin with cupboard space below and surface to the side, bath with mains shower over, partly tiled walls, radiator and extractor fan.

### OUTSIDE

There is a lawned garden to the front with a pathway leading to the front door. There is access to the side of the property leading to the rear garden, which is mainly laid to lawn, with a seating area and garden shed. A gate provides access to an allocated parking space to the rear.



#### 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

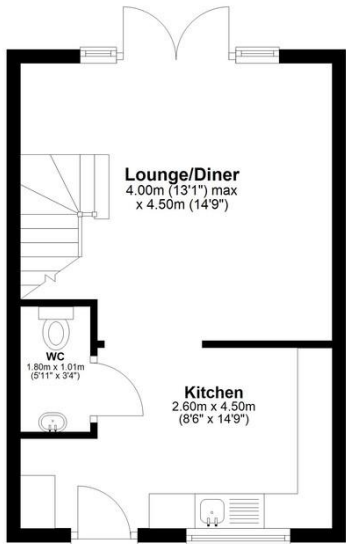
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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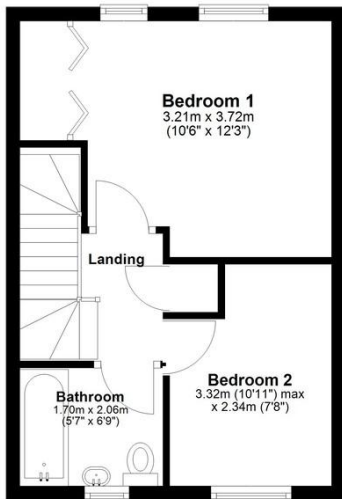
#### Ground Floor

Approx. 30.2 sq. metres (324.5 sq. feet)



#### First Floor

Approx. 30.1 sq. metres (323.6 sq. feet)



Total area: approx. 60.2 sq. metres (648.2 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  
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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.

