



Norwich House, Pasture Lane Market Rasen, LN8 3DT



Book a Viewing!

Offers Over £215,000

A three Bedroom Detached Cottage, located in this sought after area of Market Rasen. Centrally positioned, the property is just a short walk from the Town Centre, giving easy access to a full range of shops and facilities. It's also within walking distance of the Train Station, local Schools, Racecourse and the Golf Course. Internally, the property is well-presented throughout and retains many of its original features. The accommodation comprises of a Lounge Diner with a feature fireplace and log burner, Kitchen Diner with beamed ceilings and a fitted Kitchen which opens into a Conservatory overlooking the rear garden. The First Floor Landing leads to three Bedrooms, each featuring an original fireplace and a Bathroom. Outside, there is a lawned garden and two brick outbuildings. Viewing of the property is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

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').





ACCOMMDATION

LOUNGE DINER

22' 5" x 12' 0" (6.83m x 3.66m) With two UPVC double glazed windows, laminate flooring, feature fireplace, a second fireplace with log burner and radiator.

KITCHEN/DINER

23' 5" x 7' 5" (7.14m x 2.26m) With UPVC double glazed window and composite external door, tiled flooring, stairs to the first floor, fitted with a range of wall, drawer and base units with oak work surfaces over, porcelain sink and drainer, freestanding cooker, space for a tumble dryer and understairs storage cupboard with plumbing and space for a washing machine.

CONSERVATORY

10' 4" x 7' 8" (3.15m x 2.34m) With UPVC double glazed windows and double doors opening onto the rear garden and tiled flooring.

FIRST FLOOR LANDING

Gives access to three bedrooms and a bathroom.



BEDROOM 1

12' 0" x 11' 11" (3.66m x 3.63m) With UPVC double glazed window and radiator.

BEDROOM 2

12' 0" x 9' 2" (3.66m x 2.79m) With UPVC double glazed window and radiator.



BEDROOM 3

9' 11" x 7' 11" (3.02m x 2.41m) With timber double glazed window and radiator.

BATHROOM

7' 5" x 7' 5" (2.26m x 2.26m) With timber window, tiled flooring, low level WC, wash hand basin, bath, heated towel rail and storage cupboard.



OUTSIDE

There is a pathway to the side of the property leading to a lawned rear garden with a patio area and access to two brick outbuildings.



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

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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.

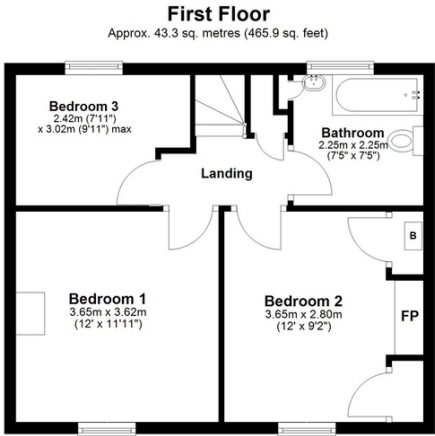
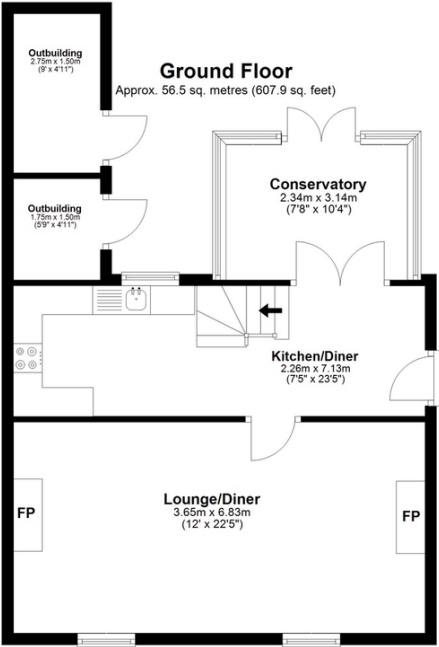
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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:

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Total area: approx. 99.8 sq. metres (1073.8 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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