



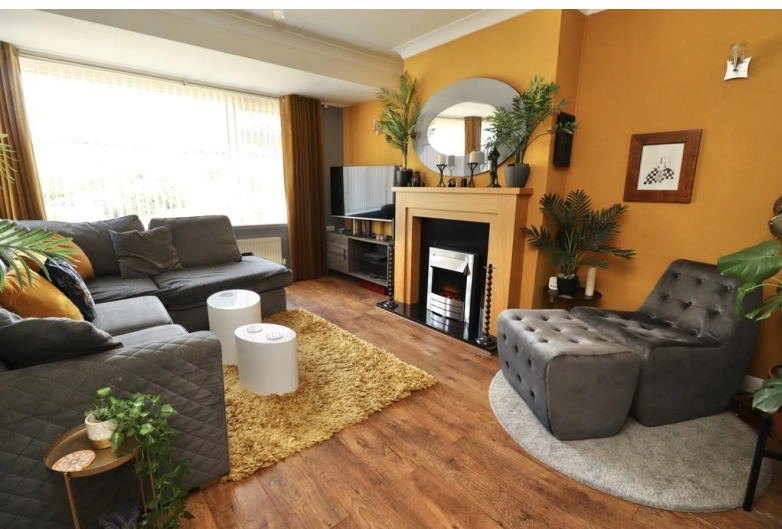
7 De Aston Fields, Willingham Road
Market Rasen, LN8 3DX

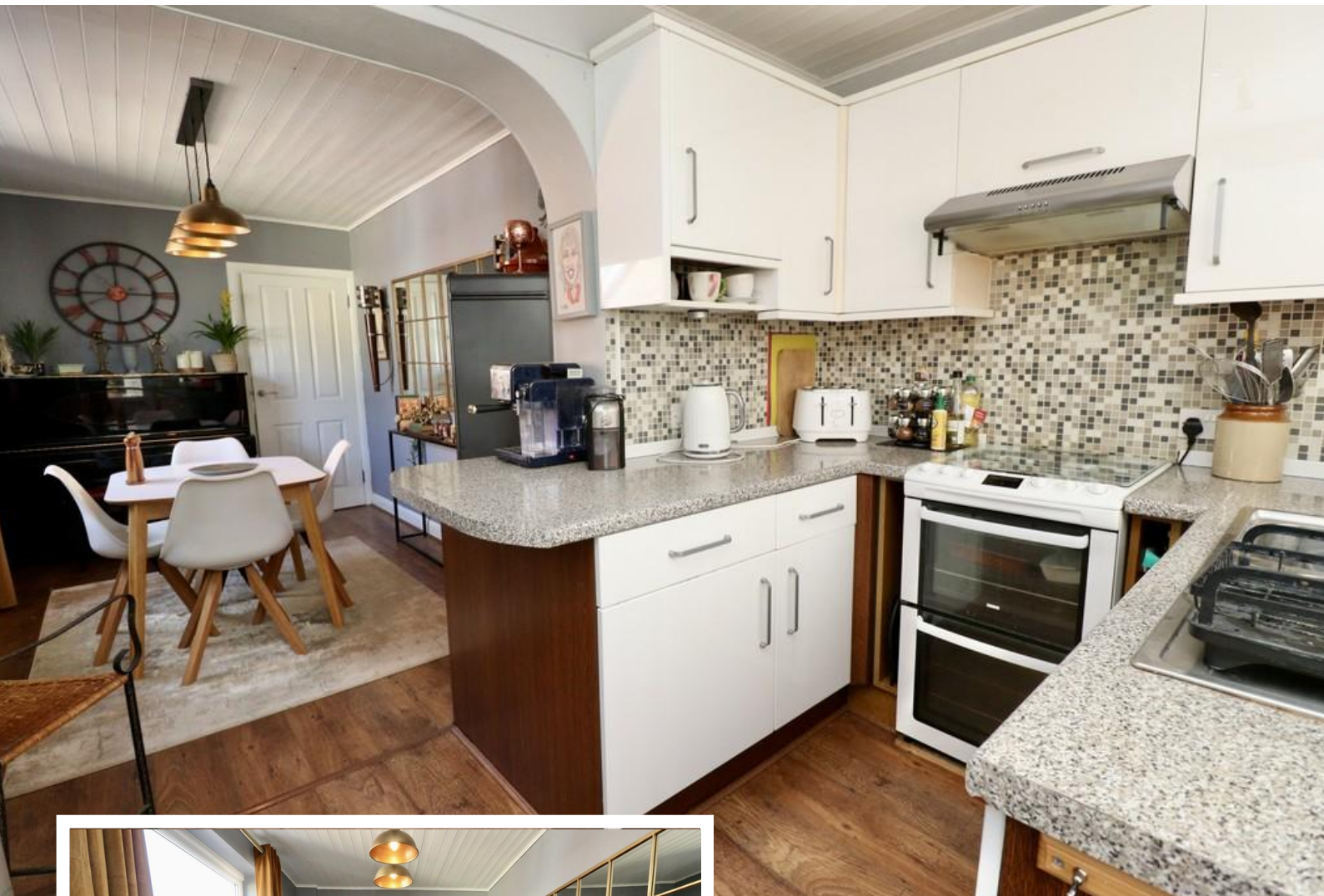


Book a Viewing!

£225,000

A beautiful three bedroom semi-detached home set on a generous, landscaped plot close to the heart of Market Rasen. Internally, the property has a large bay fronted Lounge with feature fireplace, Dining Room, Kitchen, Conservatory, two Ground Floor double Bedrooms, Shower Room and a First Floor Landing leading to a third double Bedroom and large Eaves/Attic Storage Room. Externally, there are beautiful landscaped gardens to the front and rear, a long driveway and single garage. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

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').





ACCOMMODATION

HALL

With staircase to the first floor, storage cupboard, understairs storage cupboard, wood effect laminate flooring and radiator.

LOUNGE

15' 8" x 11' 10" (4.78m x 3.61m) With double glazed window to the front aspect, electric fire set within a feature fireplace, wood effect laminate flooring and radiator.

DINING ROOM

12' 11" x 8' 0" (3.95m x 2.44m) With double glazed window to the side aspect, wood effect laminate flooring and radiator.

KITCHEN

10' 4" x 6' 8" (3.17m x 2.05m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, spaces for cooker and fridge freezer, tiled splashbacks, wood effect laminate flooring, double glazed window to the rear aspect and door to the conservatory.

CONSERVATORY

9' 8" x 9' 6" (2.97m x 2.92m) With double glazed window to the rear garden and tiled flooring.

BEDROOM 1

13' 9" x 8' 0" (4.21m x 2.46m) With double glazed window to the rear aspect, fitted wardrobe and radiator.



BEDROOM 2

10' 0" x 9' 11" (3.06m x 3.04m) With double glazed window to the front aspect and radiator.



SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit, chrome towel radiator, shaver point, tiled splashbacks and double glazed window to the rear aspect.

FIRST FLOOR LANDING

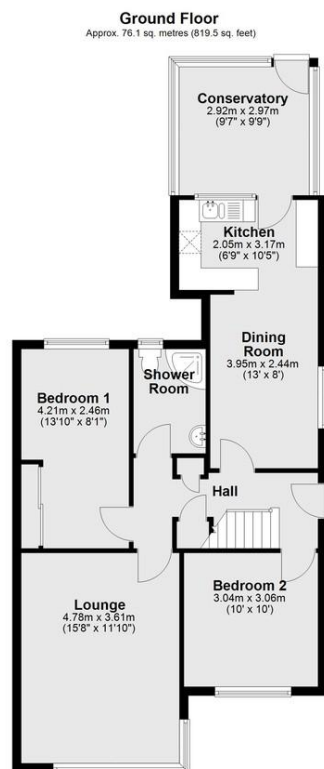
BEDROOM 3

13' 3" x 7' 11" (4.04m x 2.43m) With double glazed window to the rear aspect, storage cupboard, access to loft space and radiator.

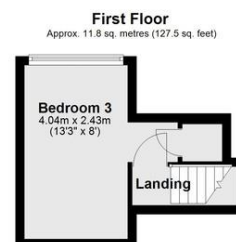


OUTSIDE

To the front of the property there is a gravelled garden with mature shrubs, and a long hardstanding driveway providing ample off road parking and giving access to the single garage. The single Detached Garage is positioned behind double gates with an up and over door to the front, side personnel door, light and power. The rear garden is south facing and is also set to majority decorative gravel with patio seating area, a water feature, landscaped and well stocked borders and separate vegetable plot area.



Total area: approx. 88.0 sq. metres (947.0 sq. feet)



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:

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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