



9c Kilnwell Road

Market Rasen, LN8 3BJ

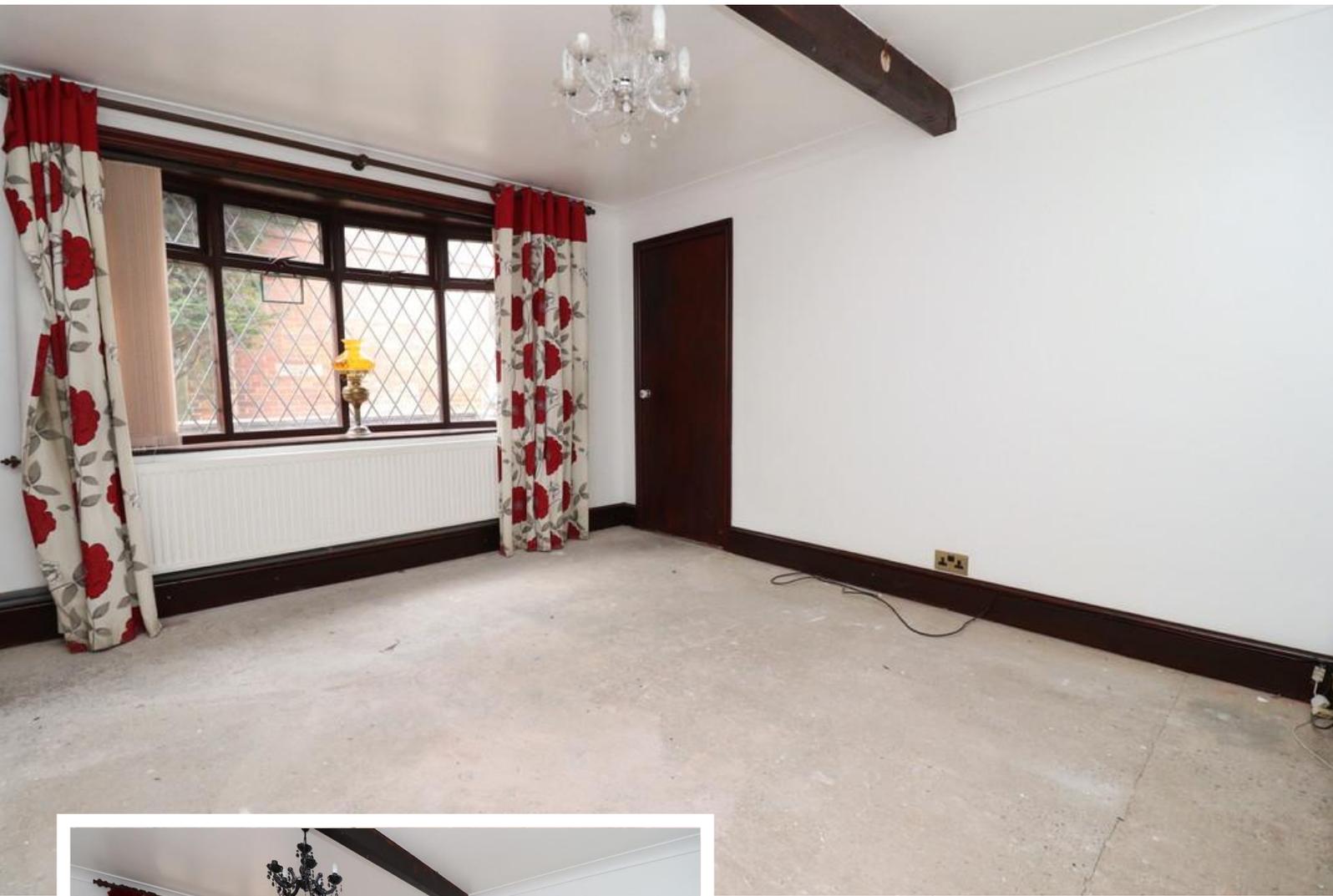


Book a Viewing!

£185,000

A rare opportunity to purchase a substantial terraced home located in the heart of Market Rasen town centre. Formerly two properties, the home offers spacious accommodation throughout and is just a short walk from local shops, amenities, schools and the train station. Set back from the road, the property is approached via a long private driveway leading to a hard-standing courtyard area. This gives access to a double garage, a single garage and a range of outbuildings, which offer potential for conversion or redevelopment, subject to the necessary planning permissions. An additional low-maintenance gravelled area is located to the rear of the property.





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').



The property does require a degree of modernisation and offers the following accommodation:

ENTRANCE HALL

14' 11" x 6' 0" (4.55m x 1.83m) With timber external door, stairs to first floor, fireplace with gas fire inset and a radiator.

LOUNGE

14' 11" x 11' 8" (4.55m x 3.56m) With timber bay window to front, fireplace with gas fire inset and a radiator.

DINING ROOM

14' 11" x 11' 11" (4.55m x 3.63m) With timber bay window to front, fireplace with gas fire inset and a radiator.



KITCHEN

14' 11" x 8' 5" (4.55m x 2.57m) With timber external door and window, fitted with a range of wall and base units with work surfaces over and tiled splashbacks, integrated oven, ceramic hob, composite sink and drainer and a radiator.

LOBBY

Access to the utility room.

UTILITY ROOM

9' 7" x 7' 5" (2.92m x 2.26m) With timber window, wash hand basin and a cupboard space housing the gas fired central heating boiler.

FIRST FLOOR LANDING

With timber window and radiator.



BEDROOM 1

14' 11" x 12' 1" (4.55m x 3.68m) With timber window and radiator.

BEDROOM 2

14' 11" x 11' 0" (4.55m x 3.35m) With timber window and radiator.

BEDROOM 3

11' 0" x 9' 5" (3.35m x 2.87m) With timber window and radiator.

BATHROOM

5' 9" x 5' 3" (1.75m x 1.6m) With timber window, low-level WC, wash hand basin, panelled bath with surround, heated towel rail and extractor fan.



OUTSIDE

- Long private driveway
- Courtyard with double and single garages
- Multiple outbuildings (potential for conversion, subject to consents)
- Gravelled rear area for low maintenance



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

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 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.
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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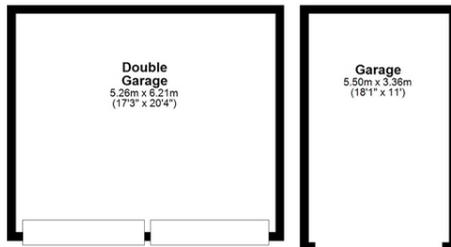
Ground Floor

Approx. 92.5 sq. metres (995.6 sq. feet)



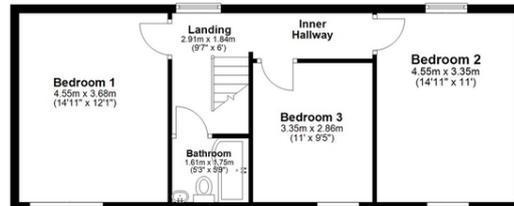
Garages

Approx. 51.1 sq. metres (550.5 sq. feet)



First Floor

Approx. 54.7 sq. metres (588.6 sq. feet)



Total area: approx. 198.3 sq. metres (2134.7 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
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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