



5 Oxford Court, Oxford Street

Market Rasen, LN8 3TF



Book a Viewing!

£175,000

No Onward Chain – Built in 2018, this modern three-bedroom semi-detached home is located in a quiet cul-de-sac in the centre of the popular Market Town of Market Rasen. It is ideally positioned within walking distance of the town centre, offering a range of local shops, facilities, the train station, supermarket and local schooling. The property is well-presented throughout and features a spacious open-plan Ground Floor living space with a modern fitted Kitchen with integrated appliances and double doors opening onto the rear garden. A downstairs WC completes the Ground Floor. Upstairs, the First Floor Landing leads to three Bedrooms and a contemporary Bathroom. Outside, the property benefits from two allocated parking spaces to the front and a lawned rear garden with a patio seating area. Viewing is highly recommended and would be ideally suited to first-time buyers or those seeking a well-located home close to local amenities.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

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').





NOTE

Annual Service Charge Amount - £300.00

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

ACCOMMODATION

OPEN PLAN LIVING KITCHEN DINING

25' 9" x 12' 9" (7.85m x 3.89m) With composite entrance door, three UPVC double glazed windows, UPVC double glazed double doors into the rear garden, stairs to first floor and two radiators. The Kitchen area is fitted with a range of wall, base units and drawers with work surfaces over and matching upstands, inset sink drainer unit, integrated oven, four-ring hob with extractor fanover, integrated dishwasher and plumbing and space for washing machine.

WC

With UPVC double glazed window, low-level WC and wash hand basin.

FIRST FLOOR LANDING

With access to roof space and doors to all Bedrooms.

BEDROOM 1

15' 0" x 9' 2" (4.57m x 2.79m) With UPVC double glazed window and radiator.

BEDROOM 2

10' 10" x 7' 4" (3.3m x 2.24m) With UPVC double glazed window and radiator.

BEDROOM 3

7' 10" x 6' 10" (2.39m x 2.08m) With UPVC double glazed window and radiator.

BATHROOM

7' 8" x 5' 5" (2.34m x 1.65m) With UPVC double glazed window, part-tiled walls, low-level WC, wash hand basin, bath with shower over, radiator and extractor fan.

OUTSIDE

To the front of the property are two allocated parking spaces. To the rear there is an enclosed garden laid mainly to lawn with a paved patio seating area.



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 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.

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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.

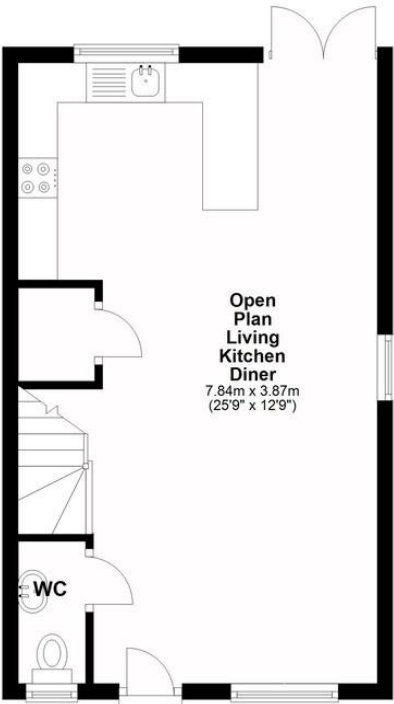
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- 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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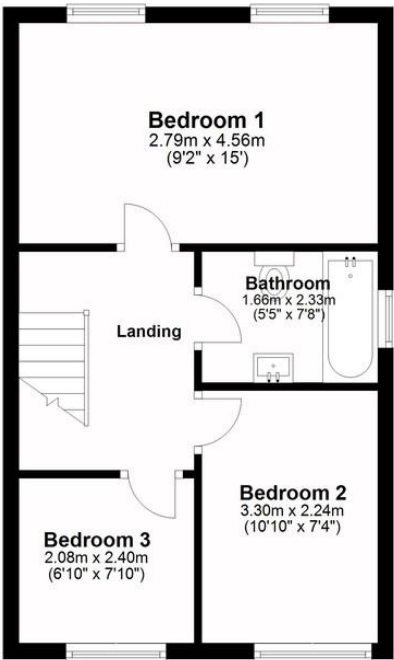
Ground Floor

Approx. 38.2 sq. metres (410.7 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.1 sq. feet)



Total area: approx. 74.7 sq. metres (803.8 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.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
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.

