



39 Aintree Drive

Market Rasen, LN8 3GA



Book a Viewing!

Offers Over £260,000

Built in 2024 and located on the sought-after Foxhollow development within the Market Town of Market Rasen, this modern three-bedroom detached home is ideally positioned within walking distance of the town centre, local shops, facilities, the train station and both primary and secondary schools. The property is immaculately presented throughout and offers well-proportioned accommodation comprising an Entrance Hallway, downstairs WC, Lounge and a large open-plan Kitchen Diner with integrated appliances and double doors opening onto the rear garden. The First Floor offers three generous Bedrooms, with the Main Bedroom benefitting from a fitted wardrobe and En-Suite Shower Room, along with a separate Family Bathroom. Externally, the property has a lawned front garden and a driveway to the side providing off-road parking for at least two vehicles and access to a single garage. To the rear there is a generous lawned garden with a paved seating area and a detached garden room - ideal for use as a home office or additional entertaining space. Viewing is highly recommended. The property is being sold with No Onward Chain.





SERVICES

Mains water, electricity and drainage. Heating via air source heat pump.

EPC RATING – B.

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').



ACCOMMODATION

ENTRANCE HALL

With composite external door, stairs to First Floor and radiator.

WC

With UPVC double glazed window, vinyl flooring, low-level WC, wash hand basin with tiled splashback and radiator.

LOUNGE

13' 0" x 12' 0" (3.96m x 3.66m) With UPVC double glazed window and radiator.

KITCHEN/DINER

20' 9" x 13' 3" (6.32m x 4.04m) With UPVC double glazed window and double doors to rear garden, vinyl flooring throughout, fitted with a range of wall, base units and drawers with work surfaces and matching upstands, stainless steel sink and drainer, integrated double oven, four-ring ceramic hob with extractor over and stainless steel splashback, integrated fridge freezer, dishwasher, plumbing and space for washing machine, spotlighting, additional radiator to Dining Area and storage cupboard.

FIRST FLOOR LANDING

With UPVC double glazed window.

BEDROOM 1

12' 0" x 9' 11" (3.66m x 3.02m) With UPVC double glazed window, fitted wardrobe and radiator.

EN-SUITE

3' 11" x 8' 8" (1.19m x 2.64m) With UPVC double glazed window, vinyl flooring, low-level WC, wash hand basin with tiled splashback, shower cubicle with tiled surround, radiator and extractor fan.

BEDROOM 2

10' 9" x 7' 9" (3.28m x 2.36m) With UPVC double glazed window and radiator.

BEDROOM 3

10' 2" x 7' 11" (3.1m x 2.41m) With UPVC double glazed window and radiator.

BATHROOM

8' 5" x 5' 7" (2.57m x 1.7m) With UPVC double glazed window, vinyl flooring, low-level WC, wash hand basin with tiled splashback, bath with tiled surround, radiator and extractor fan.

OUTSIDE

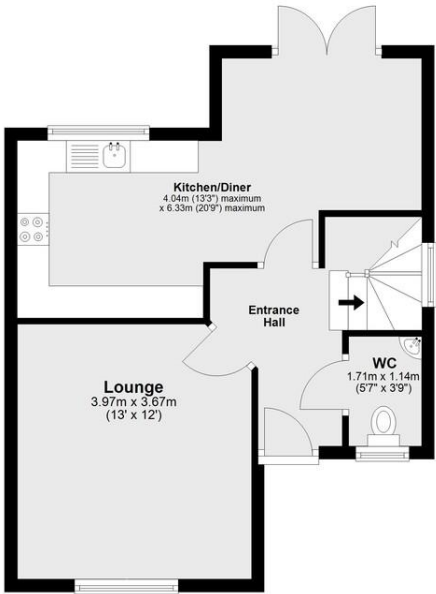
To the front there is a lawned garden with a side driveway providing off-road parking for at least two vehicles and access to a single garage. A gate leads into the enclosed rear garden, which is laid to lawn with a paved patio area and a detached garden room - perfect for a home office, hobby space or entertaining.





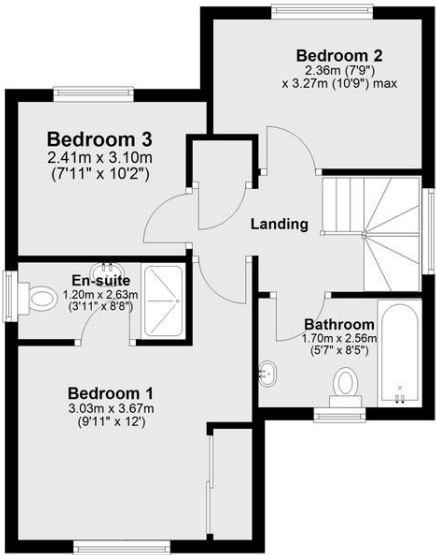
Ground Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.8 sq. feet)



Total area: approx. 84.1 sq. metres (904.8 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.

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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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.

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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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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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