



## 27 Prospect Place

Market Rasen, LN8 3AS



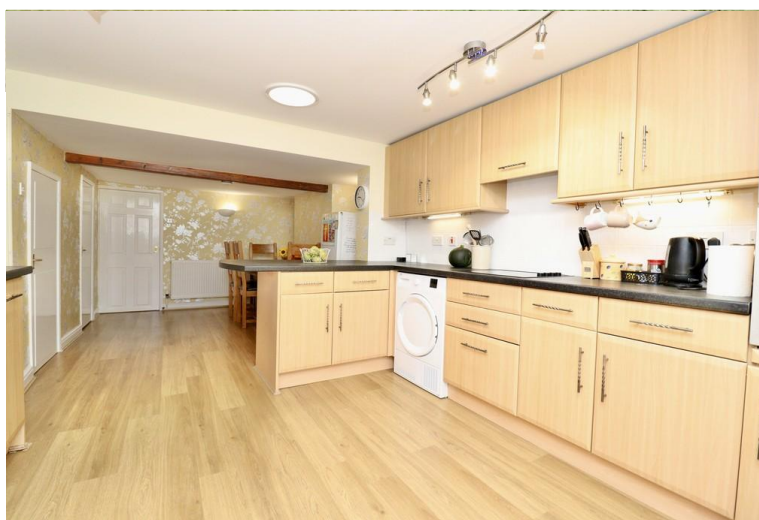
Book a Viewing!

**£140,000**

**NO ONWARD CHAIN** - A three-bedroom mid-terrace home located close to the centre of the market town of Market Rasen — just a short walk from the marketplace, supermarket, schooling, and a range of local facilities. The property is also well positioned for the train station and Market Rasen Racecourse, both within walking distance. Internally, the property is well presented and offers accommodation comprising an entrance hallway, lounge, and a large open-plan kitchen diner with double doors leading into a conservatory and out to the rear garden. Off the kitchen diner is also a downstairs bathroom and two useful storage cupboards. A first-floor landing leads to three bedrooms. Outside, the property benefits from a generous-sized rear garden, mainly laid to lawn with a patio area, an outbuilding, and a covered seating area — perfect for outdoor entertaining or relaxing. The property is available furnished or unfurnished.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – A.

**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 UPVC double glazed external door, laminate flooring, radiator, and stairs to first floor.

### LOUNGE

13' 0" x 12' 0" (3.96m x 3.66m) With UPVC double glazed window, laminate flooring, decorative fire surround and tiled hearth and a radiator.

### DINING AREA

10' 1" x 10' 1" (3.07m x 3.07m) With laminate flooring, radiator, two storage cupboards, and opening into:

### KITCHEN AREA

11' 6" x 11' 0" (3.51m x 3.35m) With laminate flooring and fitted with a range of wall, drawer, and base units with work surfaces over and tiled splashbacks, integrated double oven, four-ring ceramic hob with extractor fan over, integrated dishwasher, plumbing and spaces for washing machine and tumble dryer, 1½ bowl stainless steel sink drainer with mixer tap, radiator, and cupboard housing the gas fired central heating boiler.

### CONSERVATORY

9' 8" x 9' 2" (2.95m x 2.79m) With UPVC double glazed windows and external doors to rear garden, laminate flooring, wall lighting, power points, and radiator.

### BATHROOM

11' 6" x 4' 9" (3.51m x 1.45m) With UPVC double glazed window, tiled flooring, fully tiled walls, low-level WC, wash hand basin with mixer tap, bath with panelled boarding and electric shower over, radiator and extractor fan.

### FIRST FLOOR LANDING

Giving access to all three bedrooms.

### BEDROOM 1

12' 8" x 12' 0" (3.86m x 3.66m) With UPVC double glazed window, radiator, and access to roof space.

### BEDROOM 2

1' 4" x 9' 10" (0.41m x 3m) With UPVC double glazed window and radiator.

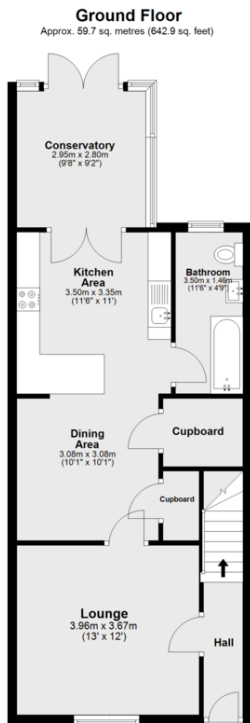
### BEDROOM 3

6' 4" x 6' 0" (1.93m x 1.83m) With UPVC double glazed window and radiator.

### OUTSIDE

To the rear is a generous-sized lawn garden with a patio seating area, a useful outbuilding, and a covered pergola-style seating area - offering great outdoor entertaining space and further potential for storage or workshop use.





**WEBSITE**  
Our detailed website show 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](http://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.

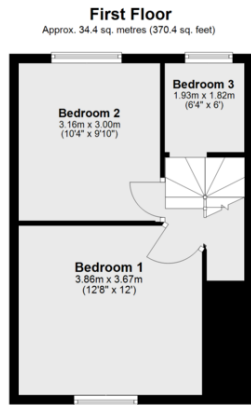
**GETTING A MORTGAGE**  
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

- 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 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 94.1 sq. metres (1013.3 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 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.

