



11 Derby Close

Market Rasen, LN8 3GB



Book a Viewing!

£270,000

A nearly new two double bedroomed detached bungalow situated within the popular new development of Fox Hollow, well located just off The Ridings and within easy access and walking distance for most into Market Rasen Town Centre and the train station. The bungalow benefits from being upgraded from the standard new build specification and also offers open views to the rear of the property. The immaculately presented accommodation comprises of Entrance Hallway with a large Storage Cupboard, Lounge, Kitchen En Diner with a range of integrated appliances, a main Bedroom with En-suite Shower Room, a second Bedroom and a Bathroom. Outside there are lawned gardens to the front with a driveway to the side providing ample off road parking and giving access to the Detached Single Garage and EV charging point. To the rear of the property there is a further lawned garden with a paved seating area. Viewing of the property is essential to appreciate the accommodation on offer.





SERVICES

Mains electricity, water and drainage. 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, vinyl flooring, access to the roof void, radiator, storage cupboard and airing cupboard housing the hot water cylinder.

LOUNGE

15' 5" x 12' 4" (4.7m x 3.76m) With UPVC double glazed window and two radiators.

KITCHEN/DINER

16' 9" x 10' 0" (5.11m x 3.05m) With composite external door, two UPVC double glazed windows, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, matching upstands, integral oven, four ring ceramic hob with extractor fan over, glass splashback, 1½ bowl stainless steel sink unit and drainer with mixer tap, integrated dishwasher, integrated fridge freezer, spotlighting and radiator.

BEDROOM 1

12' 8" x 11' 10" (3.86m x 3.61m) With UPVC double glazed window, fitted wardrobes and radiator.

EN-SUITE

5' 8" x 6' 3" (1.73m x 1.91m) With UPVC double glazed window, vinyl flooring, suite to comprise of low level WC, wash hand basin with storage below and a walk-in shower cubicle with tiled surround and electric shower, heated towel rail and extractor fan.

BEDROOM 2

12' 8" x 8' 8" (3.86m x 2.64m) With UPVC double glazed window and radiator.

BATHROOM

9' 3" x 7' 2" (2.82m x 2.18m) With UPVC double glazed window, vinyl flooring, partly tiled walls, suite to comprise of low level WC, wash hand basin and bath with shower attachment, heated towel rail and extractor fan.

OUTSIDE

To the front of the property there is a lawned area with a pathway to the front door. There is a driveway to the side providing ample off road parking which also gives access to the detached single garage and an EV charging point. To the rear of the property there is a lawned garden with a paved 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

Stiles & 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

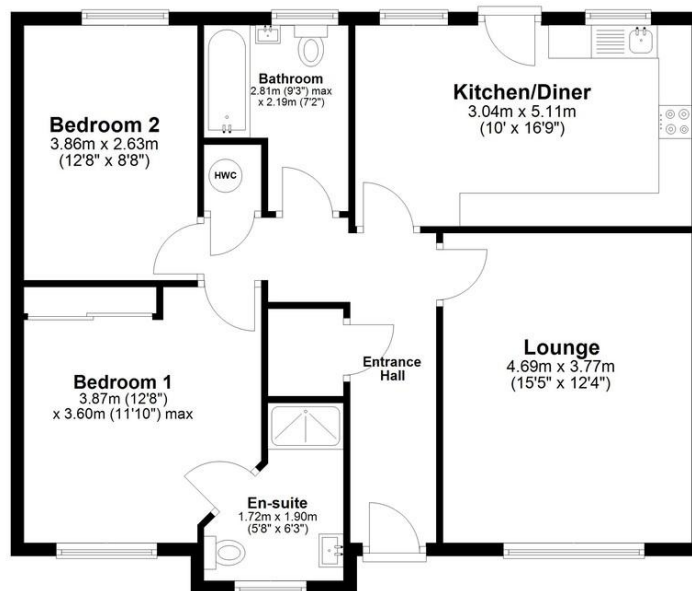
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

Ground Floor

Approx. 80.5 sq. metres (866.8 sq. feet)



Total area: approx. 80.5 sq. metres (866.8 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.

