



**1 Lapwing Close,
Market Rasen, LN8 3BD**



Book a Viewing!

£290,000

A modern and spacious Four Bedroom Detached House in the popular town of Market Rasen. This beautiful family home has immaculate internal accommodation comprising of Hall, Cloakroom/WC, Lounge, Open Plan Kitchen Diner, Formal Dining Room/Snug, Utility Room, Conservatory and a First Floor Landing leading to Four Bedrooms, an En-suite Shower Room to the Main Bedroom and Family Bathroom. Outside there is a front garden, driveway providing ample off street parking and a single garage. There is a generous landscaped enclosed rear garden backing onto open fields. Viewing of this family home is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

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').



HALL

With staircase to the first floor, tiled flooring and radiator.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the front aspect.

LOUNGE

16' 2" x 10' 7" (4.93m x 3.23m) With double glazed window to the front aspect, electric log burner and radiator.

DINING ROOM/SNUG

10' 7" x 8' 7" (3.23m x 2.64m) With double glazed door to the conservatory and radiator.

CONSERVATORY

11' 1" x 10' 10" (3.38m x 3.32m) With double glazed French doors to the rear garden, tiled flooring and air conditioning unit.



KITCHEN/BREAKFAST ROOM

15' 2" x 11' 11" (4.63m x 3.64m) Fitted with a modern range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, electric oven, five ring gas hob with extractor fan over, integrated dishwasher, space for fridge freezer, under stairs storage cupboard, tiled flooring, radiator and double glazed windows to the side and rear aspects.



UTILITY ROOM

With a range of wall and base units with work surfaces over, tiled flooring, space for washing machine, wall mounted gas fired central heating boiler and door to the garden.

FIRST FLOOR LANDING

With airing cupboard.

BEDROOM 1

13' 11" x 10' 6" (4.26m x 3.22m) With fitted wardrobes, double glazed window to the front aspect and radiator.



EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit, tiled splashbacks, radiator and double glazed window to the front aspect.

BEDROOM 2

16' 2 (max)" x 8' 10" (4.93m x 2.71m) With fitted wardrobe, double glazed window to the front aspect and radiator.



BEDROOM 3

11' 1" x 8' 3" (3.38m x 2.53m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

10' 11" x 7' 7" (3.35m x 2.32m) With fitted wardrobe, double glazed window to the rear aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a gravelled garden set behind fencing. There is a driveway providing off street parking for multiple vehicles and access to the garage. The single garage has an up-and-over door to the front, personnel door to the side, light and power. To the rear of the property there is a generous and landscaped enclosed garden backing onto open fields, laid mainly to lawn with a large patio seating area, decorative shrubs and flowerbed, a garden shed, external tap and power socket and an attractive gazebo 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 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 and J Walter 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 these 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:

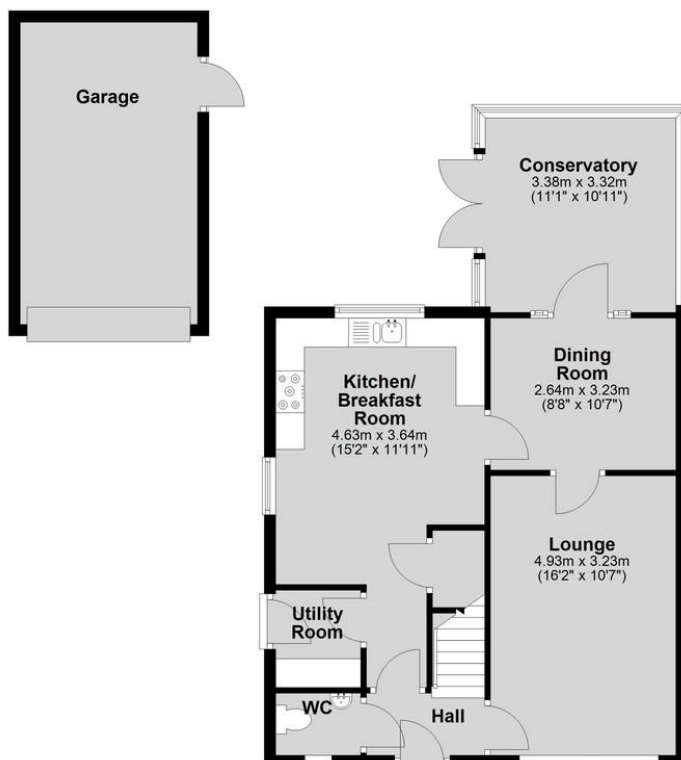
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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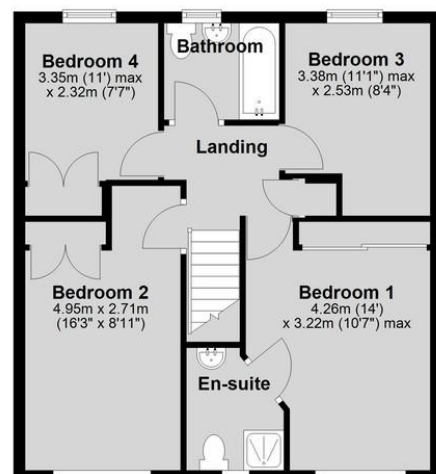
Ground Floor

Approx. 81.0 sq. metres (871.6 sq. feet)



First Floor

Approx. 54.9 sq. metres (590.7 sq. feet)



Total area: approx. 135.9 sq. metres (1462.3 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.

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