



10 Tudor Close

Newtoft, Market Rasen, LN8 3NQ



Book a Viewing!

Offers Over £250,000

A larger than average three bedroom semi detached house, pleasantly positioned within a private cul-de-sac in the rural village of Newtoft. The village offers convenient access to the market town of Market Rasen and the Cathedral City of Lincoln. The property occupies a generous plot with a wide frontage, featuring a large driveway providing ample off-road parking and access to a single garage. To the rear, there are further spacious lawned gardens with mature planting and a patio seating area. Internally, the accommodation is arranged to comprise: entrance hallway, lounge, dining room, kitchen, utility room, and cloakroom/WC. To the first floor, a landing leads to three double bedrooms, with the main bedroom benefitting from an en-suite shower room, in addition to a family bathroom.





SERVICES

Mains electricity, water and drainage. Oil fired central heating boiler.

EPC RATING — to follow.

COUNCIL TAX BAND — A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Newtoft is a small village on the outskirts of Middle Rasen which was historically a collection of married quarters for the former RAF base and is now a thriving community linked by its useful sports field and very popular and active Social Club. Local Primary Schooling is available in the nearby village of Faldingworth, approx. 3 miles



ACCOMMODATION

ENTRANCE HALL

With external door, UPVC double glazed window and stairs rising to the first floor.

LOUNGE

17' 2" x 17' 5" (5.23m x 5.31m) With two UPVC double glazed windows, feature fireplace and radiator.

DINING ROOM

12' 4" x 11' 7" (3.76m x 3.53m) With UPVC double glazed window and radiator.

KITCHEN

10' 5" x 10' 0" (3.18m x 3.05m) With UPVC double glazed window, fitted with a range of wall and base units with work surfaces, stainless steel sink and drainer, integrated oven, four-ring hob with extractor fan over and radiator.

UTILITY ROOM

9' 0" x 5' 6" (2.74m x 1.68m) With UPVC double glazed window and external door, base units with stainless steel sink and drainer and radiator.

WC

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

FIRST FLOOR LANDING

With UPVC double glazed window and storage cupboard.

BEDROOM 1

11' 1" x 11' 0" (3.38m x 3.35m) With UPVC double glazed window, fitted wardrobes and radiator.

EN-SUITE

8' 8" x 4' 2" (2.66m x 1.29m) With UPVC double glazed window, low-level WC, wash hand basin and shower cubicle.

BEDROOM 2

11' 0" x 9' 6" (3.35m x 2.9m) With UPVC double glazed window, fitted wardrobes and radiator.

BEDROOM 3

10' 5" x 10' 7" (3.18m x 3.23m) With UPVC double glazed window, fitted wardrobes and radiator.

BATHROOM

10' 5" x 6' 2" (3.18m x 1.88m) With UPVC double glazed window, tiled flooring and part tiled walls, low level WC, wash hand basin and bath with shower over.

OUTSIDE

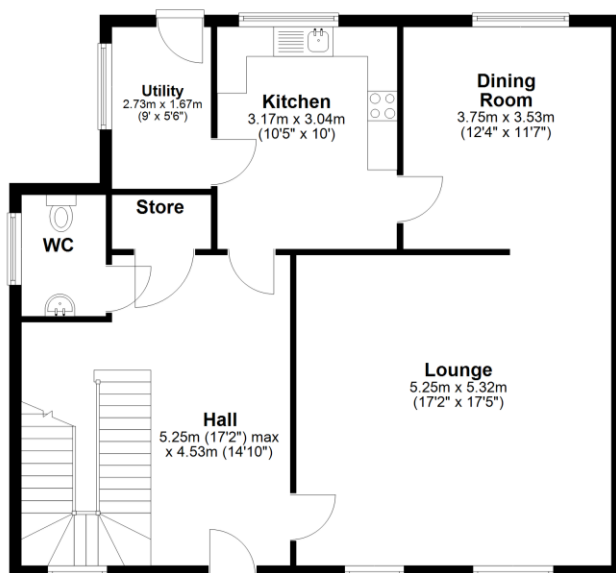
To the front there is a large driveway provides ample off-road parking and access to the single garage. To the rear the property enjoys generous lawned gardens with a variety of mature trees and shrubs, together with a paved patio seating area. The rear garden overlooks a private wooded area, which all residents have access to.





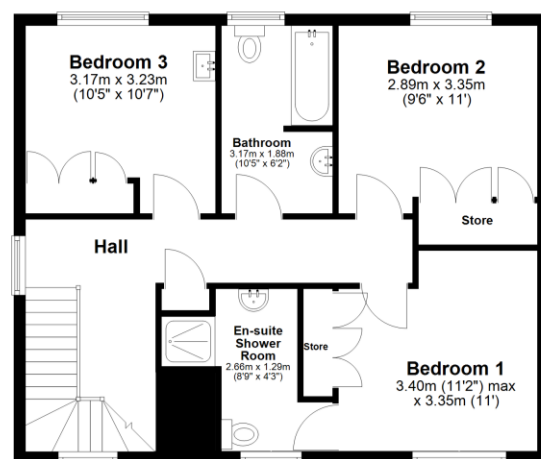
Ground Floor

Approx. 86.2 sq. metres (927.7 sq. feet)



First Floor

Approx. 62.1 sq. metres (668.6 sq. feet)



Total area: approx. 148.3 sq. metres (1596.3 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.

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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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.

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.
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