



18 Lancaster Drive

Market Rasen, LN8 3GX



Book a Viewing!

£189,950

NO ONWARD CHAIN - A three bedroomed semi-detached home located in this quiet cul-de-sac and within a short walk of Market Rasen Town Centre and Market Rasen Train Station. Internally the property is well presented and offers living accommodation to comprise of entrance hallway, lounge, kitchen diner with double doors leading to the rear garden, utility room, downstairs WC and first floor landing giving access to three bedrooms and bathroom with a modern suite. Outside there are well maintained gardens to the front and a driveway providing ample off road parking which also gives access to the rear of the property. To the rear there is a low maintenance garden with paved seating areas, artificial lawn and decorative slated surrounds. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

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').



ENTRANCE HALL

With double glazed external door, radiator and stairs to the first floor landing.

LOUNGE

14' 0" x 12' 4" (4.27m x 3.76m) With uPVC double glazed bay window, laminate flooring and radiator.

KITCHEN/DINER

15' 8" x 9' 4" (4.78m x 2.84m) With uPVC double glazed window and double doors leading to the rear garden, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, integral oven and four ring ceramic hob with extractor fan over, 1 1/2 bowl stainless steel sink unit and drainer with mixer tap, space for condensing tumble dryer, space for a fridge freezer, radiator and access to the under stairs storage cupboard.



UTILITY ROOM

6' 3" x 5' 3" (1.91m x 1.6m) With double glazed external door and uPVC double glazed window, vinyl flooring, base units with work surfaces over and tiled splash-backs, stainless steel sink unit and drainer with mixer tap, plumbing and space for a washing machine, extractor fan, wall mounted gas fired central heating boiler and radiator.

WC

With uPVC double glazed window, vinyl flooring, low level WC, wash hand basin with tiled splash-backs and radiator.

FIRST FLOOR LANDING

With access to roof void and over stairs storage cupboard.



BEDROOM 1

12' 1" x 9' 5" (3.68m x 2.87m) With uPVC double glazed window and radiator.

BEDROOM 2

11' 3" x 8' 4" (3.43m x 2.54m) With uPVC double glazed window and radiator.

BEDROOM 3

7' 10" x 7' 0" (2.39m x 2.13m) With uPVC double glazed window and radiator.

BATHROOM

5' 11" x 5' 7" (1.8m x 1.7m) With uPVC double glazed window, tiled flooring, suite to comprise of low level WC, wash hand basin with cupboard space below, mixer tap and tiled surround and bath with tiled surround, mixer tap and mains shower over with rainfall shower, heated towel rail, spotlights to ceiling and extractor fan.

OUTSIDE

To the front of the property there is a lawned garden and a driveway to the side providing off road parking and also giving access to the rear of the property which is low maintenance with patio areas, artificial lawn and decorative gravelled surrounds.





SERVICE CHARGE INFORMATION

Annual Service Charge Amount - TBC - Please call us for more details.

Service Charge Reviewed - Annually in June.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

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, 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 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

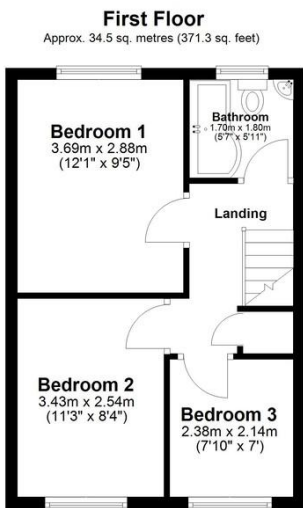
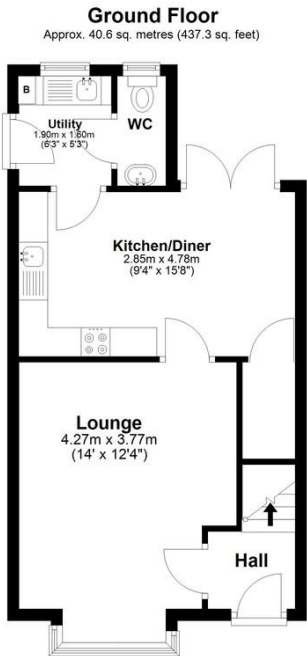
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 are 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.

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Total area: approx. 75.1 sq. metres (808.7 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.

