



## 7 The Brambles

Market Rasen, LN8 3NS



Book a Viewing!

**£290,000**

A spacious four bedroom detached family home located within the popular residential area of The Brambles, in the market town of Market Rasen. The property is within walking distance for most to the town centre and is conveniently positioned close to a range of local amenities, schooling and the train station. The property benefits from a driveway providing off road parking, which in turn gives access to a single garage. To the rear is an enclosed garden, offering a good level of privacy. Internally, the accommodation is arranged over two floors and comprises an entrance hallway leading to a downstairs WC, a generous lounge, and a kitchen with access through to a dining area, which in turn opens into the rear garden. There is also a utility room located off the kitchen. To the first floor are four double bedrooms, with the main bedroom benefiting from an en-suite shower room, along with a family bathroom. The property is being sold with no onward chain.





## The Brambles, Market Rasen, LN8 3NS



### 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').





## ACCOMMODATION

### ENTRANCE HALL

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

### WC

With vinyl flooring, low level WC, wash hand basin with tiled splashback, extractor fan and radiator.

### LOUNGE

17' 0" x 14' 3" (5.18m x 4.34m) With two UPVC double glazed windows and two radiators.

### DINING AREA

10' 4" x 8' 11" (3.15m x 2.72m) With double glazed sliding doors opening into the rear garden and radiator.

### KITCHEN

9' 11" x 8' 11" (3.02m x 2.72m) With UPVC double glazed window, tiled flooring, fitted with a range of wall and base units with work surfaces over and tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob with extractor over, spaces for fridge and freezer, spotlighting and radiator.

### UTILITY ROOM

8' 11" x 5' 3" (2.72m x 1.6m) With external door, tiled flooring, base units with work surface over, stainless steel sink and drainer, plumbing and spaces for washing machine and tumble dryer, radiator and wall mounted gas central heating boiler.

### FIRST FLOOR LANDING

With radiator, access to roof void and airing cupboard housing the hot water cylinder.

### BEDROOM 1

13' 10" x 10' 0" (4.22m x 3.05m) With UPVC double glazed window, radiator and built-in wardrobes.

### EN-SUITE

6' 0" x 5' 5" (1.83m x 1.65m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, shower cubicle with tiled walls, radiator, spotlighting and extractor fan.

### BEDROOM 2

15' 3" x 8' 8" (4.65m x 2.64m) With UPVC double glazed window, fitted wardrobe and radiator.

### BEDROOM 3

10' 2" x 9' 9" (3.1m x 2.97m) With UPVC double-glazed window and radiator.

### BEDROOM 4

12' 1" x 9' 9" (3.68m x 2.97m) With UPVC double glazed windows, built-in cupboard and radiator.

### BATHROOM

7' 6" x 5' 5" (2.29m x 1.65m) With UPVC double glazed window, low level WC, wash hand basin, bath, partly tiled walls, radiator, spotlighting and extractor fan.



## OUTSIDE

To the front of the property there is a driveway providing off road parking, which in turn gives access to the single garage. To the rear there is an enclosed garden comprising a lawned area with established flower beds and a patio 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](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 & Co, Taylor Rose, 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

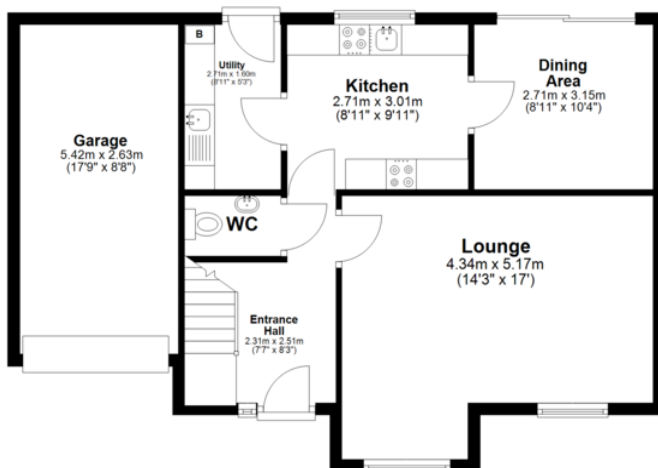
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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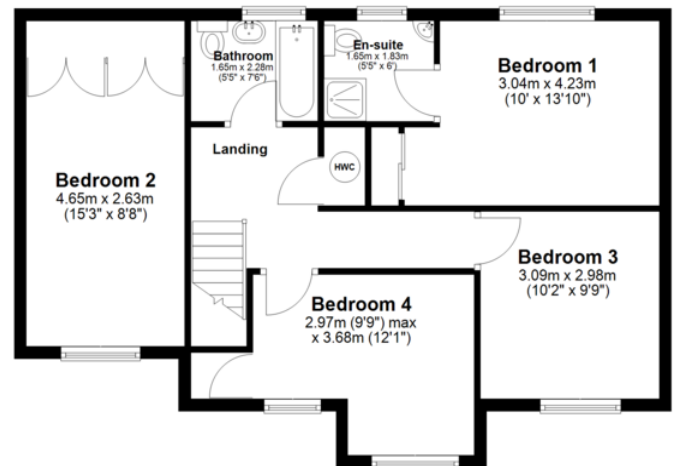
### Ground Floor

Approx. 65.6 sq. metres (706.5 sq. feet)



### First Floor

Approx. 65.3 sq. metres (702.9 sq. feet)



Total area: approx. 130.9 sq. metres (1409.4 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.

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Lincoln  
LN2 1AS  
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Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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