



### 3 Anglian Way Market Rasen, LN8 3RP



Book a Viewing!

**£280,000**

A well-presented four bedroom detached family home, conveniently located just off Willingham Road within the market town of Market Rasen. The property is within walking distance of the town centre, train station and Market Rasen Racecourse, making it well suited to families and commuters alike. The property has been updated by the current owners and offers well-proportioned accommodation throughout, including a modern fitted kitchen with a wide range of integrated appliances and a contemporary family bathroom. Internally, the accommodation is entered via an entrance hallway with tiled flooring and a large built-in storage cupboard, providing practical space for coats and shoes. From here, access is given to a generous dual-aspect lounge and an open-plan kitchen diner, which forms the heart of the home and benefits from double doors opening directly onto the rear garden. A downstairs WC completes the ground floor accommodation. To the first floor, the landing provides access to four well-proportioned bedrooms, all capable of accommodating double beds, together with a modern family bathroom. Bedroom Three benefits from a built-in wardrobe and also houses a storage cupboard containing the gas fired central heating boiler. Externally, the property occupies a generous plot with gardens to both the front and rear. A driveway provides off road parking and access to an integrated single garage. The rear garden is of a good size and has been arranged to offer multiple seating areas, with a paved patio immediately off the kitchen diner leading into a larger lawned garden, and a further patio area positioned at the far end of the plot. Viewing of the property is recommended.



3 Anglian Way, Market Rasen, LN8 3RP



#### **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

Composite external door with UPVC double glazed window, tiled flooring, staircase to the first floor, under stairs storage cupboard, radiator and coving to ceiling.

### WC

With UPVC double glazed window, tiled flooring, low level WC, wash hand basin with mixer tap and cupboard space below, heated towel rail and coving to ceiling.

### LOUNGE

19' 7" x 11' 9" (5.97m x 3.58m) With dual aspect UPVC double glazed windows, two radiators and coving to ceiling.

### KITCHEN

11' 1" x 8' 9" (3.38m x 2.67m) With UPVC double glazed window, tiled flooring and fitted with a range of wall, base and drawer units with laminate work surfaces and tiled splashbacks, integrated double oven with grill, integrated combination microwave above, four ring induction hob with extractor fan over, integrated fridge freezer and integrated wine cooler, 1½ bowl stainless steel sink drainer with mixer tap, plumbing, integrated washing machine, space for tumble dryer and coving to ceiling.

### DINING AREA

10' 6" x 8' 9" (3.2m x 2.67m) With tiled flooring, UPVC double glazed double doors opening onto the rear garden, tall radiator and coving to ceiling.

### FIRST FLOOR LANDING

With UPVC double glazed window and access to the roof void.

### BEDROOM 1

11' 10" x 10' 6" (3.61m x 3.2m) With UPVC double glazed window, radiator and coving to ceiling.

### BEDROOM 2

10' 6" x 8' 11" (3.2m x 2.72m) With UPVC double glazed window, radiator and coving to ceiling.

### BEDROOM 3

8' 11" x 8' 8" (2.72m x 2.64m) With UPVC double glazed window, built-in wardrobe, radiator and cupboard housing the gas fired central heating boiler.

### BEDROOM 4

8' 10" x 8' 10" (2.69m x 2.69m) With UPVC double glazed window, radiator and coving to ceiling.







## BATHROOM

7' 3" x 5' 11" (2.21m x 1.8m) With UPVC double glazed window, tiled flooring and fully tiled walls, low-level WC, ceramic wash hand basin with mixer tap and drawers below, L-shaped bath with mixer tap and rainfall shower over, heated towel rail and extractor fan.

## OUTSIDE

To the front of the property there is a lawned garden together with a driveway providing off road parking and access to the integrated single garage. The rear garden is of a generous size and features a paved patio seating area immediately off the kitchen diner, leading onto a larger lawned garden. To the far end of the garden there is a further patio seating area, creating a separate space ideal for outdoor entertaining.

### 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 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 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.

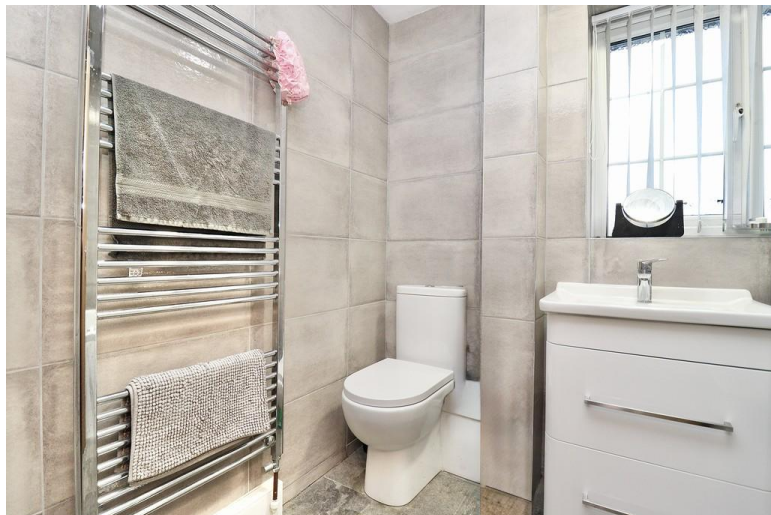
### GENERAL

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 detail is 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 Siver Street, Lincoln, LN2 1AS.

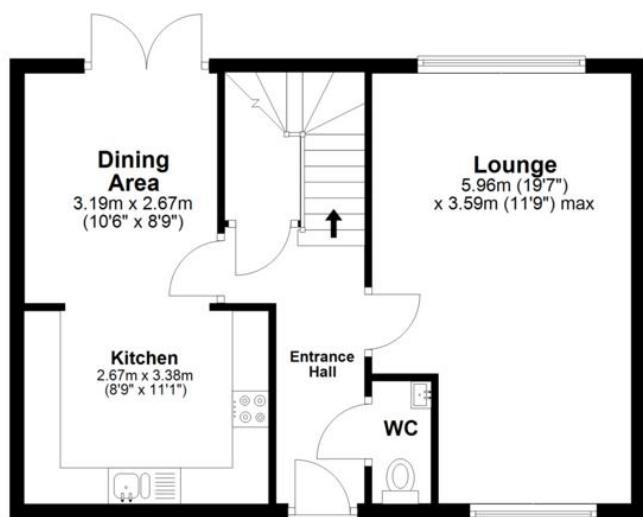






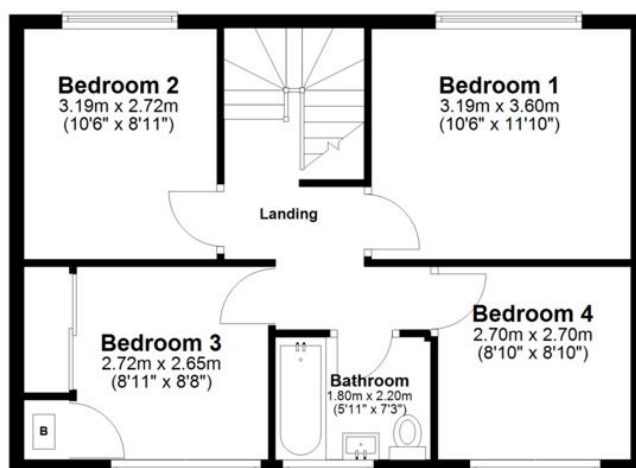
## Ground Floor

Approx. 50.1 sq. metres (538.9 sq. feet)



## First Floor

Approx. 51.0 sq. metres (549.3 sq. feet)



**Total area: approx. 101.1 sq. metres (1088.1 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**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

**22 King Street**  
**Southwell**  
**NG26 0EN**  
**01636 813971**

**46 Middle Gate**  
**Newark**  
**NG24 1AL**  
**01636 700888**

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.



[www.mundys.net](http://www.mundys.net)