



**Chesterford, Main Street, Market Rasen, LN8 3PE**



**welcome to**  
**Chesterford, Main Street, Market Rasen**

Located within the sought after rural location of Kirkby-Cum-Osgodby near to the popular town of Market Rasen, is this spacious three bedroom bungalow situated on a generous plot with driveway parking for multiple vehicles and an attached garage.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

With radiator, built in storage and vinyl flooring.

## Lounge

11' 6" x 18' 1" ( 3.51m x 5.51m )

With an electric fireplace, two radiators and double glazed windows to the front and side.

## Kitchen

10' 10" x 7' 7" ( 3.30m x 2.31m )

With double glazed windows to the front and side, a fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, integral oven, integral microwave, space for washing machine, part tiling to the walls and vinyl flooring.

## Study

5' 5" x 7' 1" ( 1.65m x 2.16m )

With tiled flooring and double glazed window to the side.

## Bedroom One

8' 10" x 14' 10" ( 2.69m x 4.52m )

Double glazed window to the rear and side, radiator and carpet.

## Bedroom Two

10' 4" x 10' 9" ( 3.15m x 3.28m )

## Bedroom Three

7' 7" x 8' 10" ( 2.31m x 2.69m )

With radiator, carpet flooring and double glazed window to the side.

## Shower Room

With obscure window to the side, tiled flooring, WC and wash hand basin.

## Separate Wc

With tiled flooring, WC, wash hand basin, part tiled walls, shower and obscured window to the side.

## Outside

Property benefits from a generous driveway to the front providing ample off road parking for multiple vehicles, access to the attached garage and gated side access to the rear garden. To the rear, this property enjoys a well maintained rear garden which is enclosed by fence panels, with a patio area ideal for seating and an area of lawn.



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## **Chesterford Main Street, Market Rasen**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- THREE BEDROOM BUNGALOW

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

guide price

**£185,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCR123193 - 0002

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