

4 Birchwoods Close,

Market Rasen, LN8 3NT

Book a Viewing!

£240,000

A well-presented four-bedroom detached family home situated within a popular residential location. The property offers spacious accommodation throughout, comprising an Entrance Hallway, Kitchen/Dining Room, Utility Room, downstairs WC, Living Room, Conservatory and a separate Sitting/Dining Room. To the First Floor there are four Bedrooms, with the principal Bedroom benefiting from an En-suite Shower Room, together with a Family Bathroom. Externally, the property benefits from an enclosed rear garden, a single garage and allocated parking. Viewing is recommended to appreciate the accommodation on offer.





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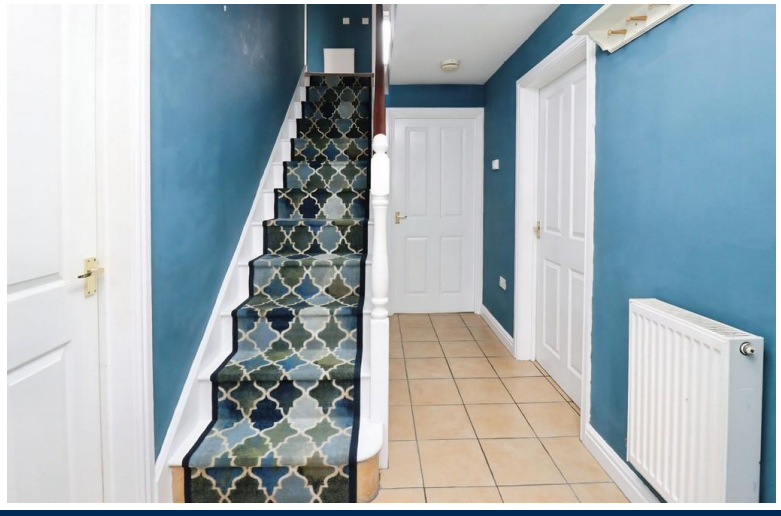
LOCATION

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

HALLWAY
With tiled flooring throughout, radiator, under-stairs storage, stairs rising to the first floor and a composite external door to the front elevation.

KITCHEN/DINER
14' 4" x 8' 2" (4.37m x 2.49m) With tiled flooring throughout, radiator, fitted with a range of wall and base units with worktops over, integrated electric oven, integrated gas hob with extractor hood over, integrated stainless steel sink with drainer, uPVC double glazed window to the front elevation and uPVC double glazed window to the side elevation.

UTILITY ROOM
7' 1" x 5' 1" (2.16m x 1.55m) With tiled flooring throughout, radiator, fitted with a range of wall and base units, boiler location and a uPVC double glazed window to the rear elevation.

WC
7' 1" x 2' 9" (2.16m x 0.84m) With a radiator, low-level WC, wash hand basin and extractor fan.

LIVING ROOM
10' 7" x 15' 4" (3.23m x 4.67m) With carpet flooring, radiators, uPVC double glazed window to the rear elevation and uPVC French patio doors opening into the conservatory.

CONSERVATORY
12' 7" x 10' 4" (3.84m x 3.15m) With wood laminate flooring throughout, radiator, uPVC double glazed windows surrounding and uPVC double glazed French patio doors to the rear elevation.

SITTING/DINING ROOM
10' 6" x 8' 9" (3.2m x 2.67m) With wooden flooring, radiator and uPVC double glazed window to the front elevation.

BEDROOM 1
12' 4" x 9' 0" (3.76m x 2.74m) With carpet flooring, radiator, built-in wardrobe and uPVC double glazed window to the front elevation.

EN-SUITE
3' 8" x 6' 3" (1.12m x 1.91m) With tiled flooring throughout, radiator, low level WC, wash hand basin with storage beneath, walk-in shower with tiled surround and a uPVC double glazed frosted window to the front elevation.

BEDROOM 2
6' 7" x 8' 4" (2.01m x 2.54m) With carpet flooring, radiator, built-in wardrobe and uPVC double glazed window to the front elevation.









BEDROOM 3
9' 3" x 7' 4" (2.82m x 2.24m) With carpet flooring, radiator and uPVC double glazed window to the rear elevation.

BEDROOM 4
6' 11" x 8' 10" (2.11m x 2.69m) With carpet flooring, radiator and uPVC double glazed window to the rear elevation.

BATHROOM
5' 7" x 7' 3" (1.7m x 2.21m) With tiled flooring throughout, radiator, low level WC, wash hand basin, panel bath with mixer taps and overhead shower, tiled surround and uPVC double glazed frosted window to the rear elevation.

OUTSIDE
The rear of the property consists of a well-maintained lawn, patio area, access to the garage and two garden sheds. The front of the property offers a pathway leading to the front door, an allocated parking space in front of the garage and a single garage.

GARAGE
17' 3" x 8' 5" (5.26m x 2.57m) Up and over door, external door to the rear elevation, with light and power connected.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

Annual Maintenance Charge Amount - £150.00

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

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.







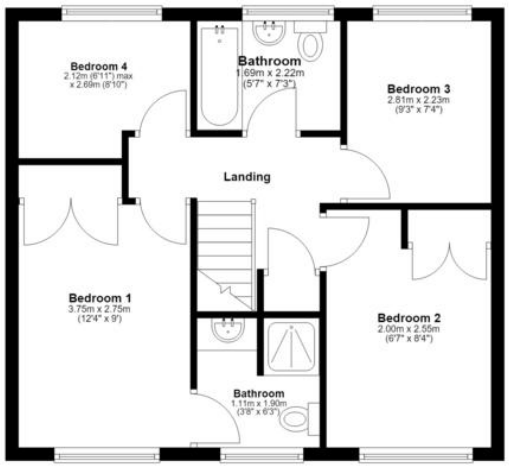




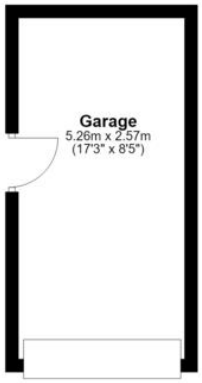
Ground Floor
Approx. 61.4 sq. metres (660.9 sq. feet)



First Floor
Approx. 48.6 sq. metres (523.0 sq. feet)



Second Floor
Approx. 13.5 sq. metres (145.5 sq. feet)



Total area: approx. 123.5 sq. metres (1329.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
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Plan produced using PlanUp.

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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.

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The Property Ombudsman