



48 Gordon Field Market Rasen, LN8 3AF



Book a Viewing!

£125,000

A spacious Three Bedroom Mid Terrace Property, offering an opportunity for both property investors and first time buyers. The property is located within the popular town of Market Rasen and is within walking distance of local amenities and transport links. The property would benefit from renovation and potential for purchasers looking to modernise a home to their own requirements. The accommodation comprises a Porch, Living Room, and Kitchen Dining Area. Upstairs consists of Three Bedrooms, a separate WC, and a Bathroom. To the rear there is a south-west facing garden with a lawn, block paved patio, and brick-built storage shed. To the front, the property is set back from the available parking bays with a well maintained lawn and a concrete pathway leading to the main entrance door.



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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').

PORCH

3' 7" x 8' 11" (1.09m x 2.72m) Composite external door with uPVC double glazed frosted window to the front elevation, stairs rising to the first floor and doors off to living room and dining room.

LIVING ROOM

21' 5" x 10' 10" (6.53m x 3.3m) With radiators, fireplace, uPVC double glazed windows to the front and rear elevations.

KITCHEN

9' 10" x 8' 11" (3m x 2.72m) With radiator, fitted with a range of wall and base units, integrated stainless steel sink with drainer, uPVC double glazed window to the rear elevation and uPVC double glazed frosted door to the rear elevation.

DINING ROOM

7' 3" x 6' 0" (2.21m x 1.83m) With doors off to the kitchen, stairs to the first floor and under stairs storage cupboard.

LANDING

With radiator, doors off to bedrooms, bathroom and WC, storage cupboard, loft access and stairs to the ground floor.

BEDROOM 1

11' 3" x 10' 10" (3.43m x 3.3m) With radiator, uPVC double glazed window to the front elevation and storage cupboard.

BEDROOM 2

9' 10" x 12' 7" (3m x 3.84m) With radiator and uPVC double glazed window to the rear elevation.

BEDROOM 3

11' 2" x 6' 0" (3.4m x 1.83m) With radiator, uPVC double glazed window to the front elevation and storage cupboard.

WC

5' 7" x 2' 7" (1.7m x 0.79m) With low level WC and uPVC double glazed frosted window to the rear elevation.

BATHROOM

5' 7" x 4' 9" (1.7m x 1.45m) Comprising of wash hand basin, panel bath with taps and uPVC double glazed frosted window to the rear elevation.

OUTSIDE

To the front of the property there is a well maintained lawn with shrubs, concrete pathway leading to the front door, parking bays available. To the rear of the property there is a lawned area with block paved patio, brick built storage shed, and rear access suitable for bin access.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B (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.

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](#)

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An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 550888 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.

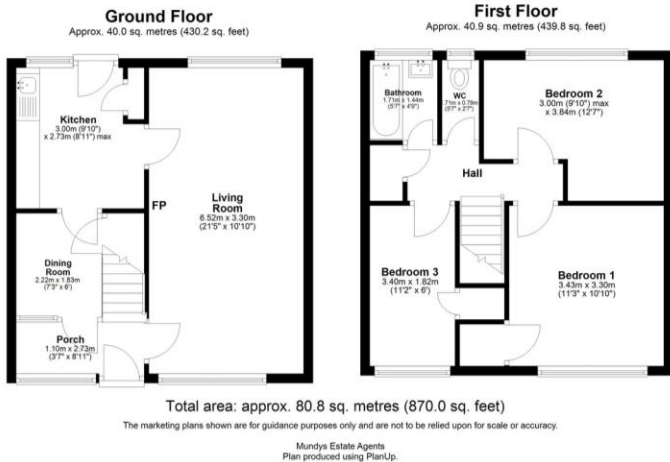
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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:

- The details are general outlines 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 whatsoever in relation to this property.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

