

Wilton, Gainsborough Road

Middle Rasen, LN8 3JR

Book a Viewing!

£275,000

Wilton is a well presented three bedroom bungalow situated between the village of Middle Rasen and the popular market town of Market Rasen. Market Rasen offers a range of local amenities including shops, schools, and transport links. The property benefits from generous off-road parking, a garage, and established gardens to both the front and rear. The rear garden enjoys open field views and offers a range of outdoor spaces including patio areas and a potting shed. Internally, the accommodation comprises a Porch, Kitchen, Living Room, Three Bedrooms and a Family Bathroom. Viewing is recommended to appreciate the accommodation and setting on offer. **The property is being sold with No Onward Chain!**





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SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION
Middle Rasen is a thriving village situated approx 1 mile west of the larger town of Market Rasen and benefits from a Post Office and Village Shop, Primary School (Ofsted Graded 'Good') St Peter's Church and Methodist Chapel, Village Hall and Bowling Green and a variety of community groups and events.









ACCOMODATION

PORCH
3' 0" x 4' 5" (0.91m x 1.35m) With tiled flooring, composite external door, composite door into hallway and uPVC double glazed windows to the front elevation.

HALL
With radiator and storage cupboard.

KITCHEN
13' 3" x 11' 11" (4.04m x 3.63m) With tiled flooring throughout, radiator, fitted with a range of wall and base units, integrated double stainless steel sink with drainer, range cooker with gas hob and extractor fan over and uPVC double glazed windows to the rear and side elevations.

BEDROOM THREE
13' 0" x 8' 6" (3.96m x 2.59m) With radiator, uPVC double glazed window to the rear elevation and built in wardrobe.

BEDROOM TWO
11' 4" x 8' 6" (3.45m x 2.59m) With radiator, uPVC double glazed window to the side elevation and built in wardrobe.

BEDROOM ONE
10' 8" x 11' 11" (3.25m x 3.63m) With radiator and uPVC double glazed bay window to the front elevation.

BATHROOM
9' 5" x 6' 10" (2.87m x 2.08m) With tiled flooring throughout, radiator and towel rail, low level WC, wash hand basin, bath with mixer taps, corner shower cubicle and uPVC double glazed frosted window to the rear elevation.

LIVING ROOM
19' 0" x 12' 6" (5.79m x 3.81m) With radiator, window to the front elevation and electric fireplace.

GARAGE
16' 5" x 8' 8" (5m x 2.64m) With uPVC external door and uPVC double glazed window to the rear elevation.

POTTING SHED
11' 4" x 5' 1" (3.45m x 1.55m) With uPVC double glazed windows to the rear elevation.

OUTSIDE
With block paved driveway leading to the garage. There is also a gravelled area providing off-road parking for multiple vehicles. To the rear there is a well maintained lawn with surrounding fencing, a brick wall to the front boundary and raised concrete patio area to the rear elevation.



WEBSITE
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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 Callum 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 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.

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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.

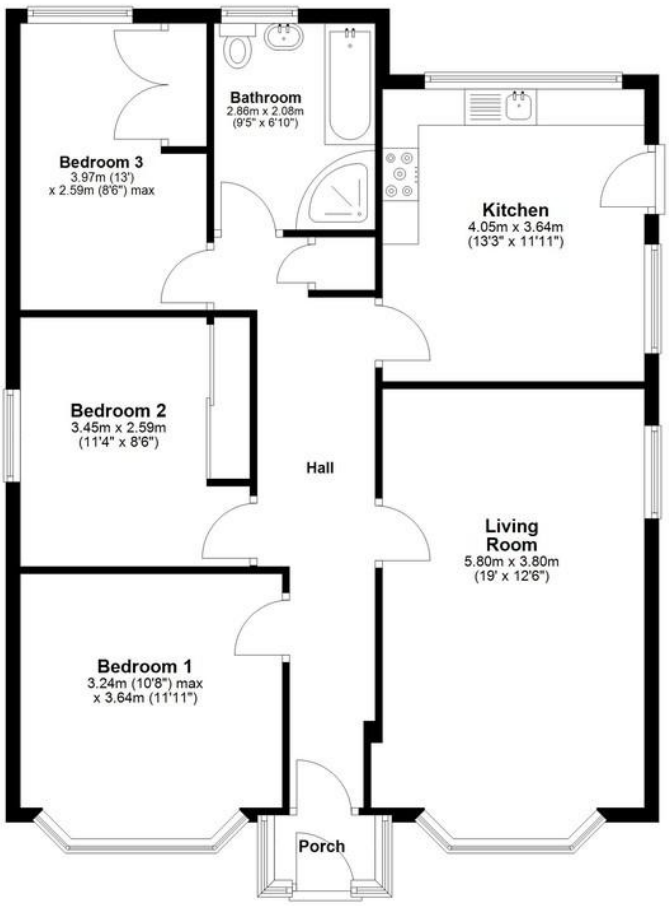
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

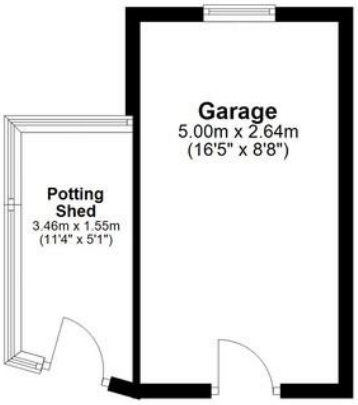
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Ground Floor
Approx. 92.4 sq. metres (994.7 sq. feet)



Garage
Approx. 18.6 sq. metres (200.0 sq. feet)



Total area: approx. 111.0 sq. metres (1194.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon 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
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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The Property Ombudsman