



## 19 Dear Street

Market Rasen, LN8 3BH



Book a Viewing!

**£135,000**

This charming Two Bedroom Cottage is ideally situated in the heart of Market Rasen and offers beautifully presented living accommodation throughout. Thoughtfully updated by the current owners, the property seamlessly blends modern comforts with an abundance of original period features. The accommodation comprises a welcoming Lounge, a separate Dining Room and a stylish refitted Kitchen, along with a contemporary Shower Room. To the First Floor, there are Two generous Double Bedrooms and a useful Walk-in Wardrobe, providing excellent storage. Externally, the property benefits from a front courtyard garden. To the rear, there is a substantial garden perfect for outdoor enjoyment along with a brick outbuilding offering additional storage or potential for further use. Early viewing is highly recommended to fully appreciate the character and quality of this beautiful home.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**COUNCIL TAX BAND – A.**

**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').



## ACCOMODATION

### LOUNGE

11' 4" x 11' 3" (3.46m x 3.44m) With double glazed window to the front aspect, laminate flooring, wall lights and radiator.

### DINING ROOM

11' 8" x 10' 9" (3.58m x 3.29m) With staircase to the first floor, understairs storage cupboard, laminate flooring, spotlights and radiator.

### KITCHEN

11' 7" x 8' 2" (3.55m x 2.50m) Refitted with a stylish range of wall and base units with work surfaces over, electric oven and gas hob with extractor fan, integrated dishwasher, space for fridge freezer, stainless steel 1 ½ bowl sink with side drainer and mixer tap over, wall mounted gas fired central heating boiler, spotlights, laminate flooring, radiator, double glazed window to the side aspect and door to the garden.

### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled flooring and splashbacks, towel radiator, and double glazed window to the rear aspect.

### FIRST FLOOR LANDING

With skylight.

### WALK IN WARDROBE

5' 11" x 3' 4" (1.82m x 1.04m) With hanging space.

### BEDROOM 1

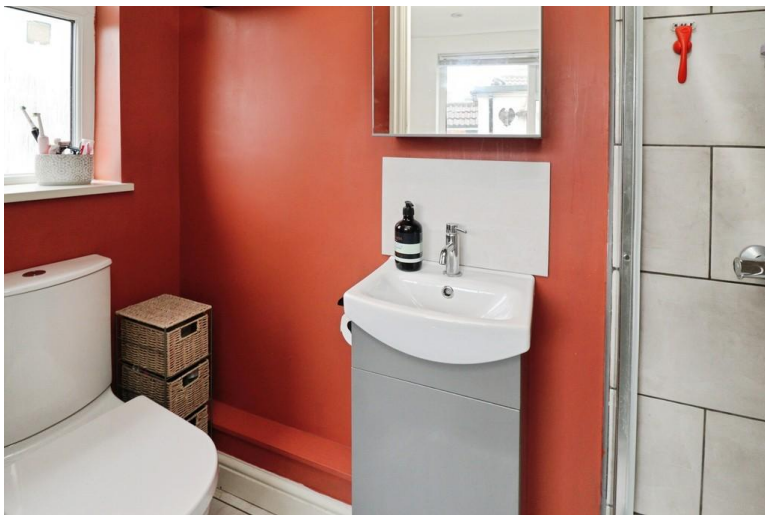
14' 9" x 11' 5" (4.50m x 3.50m) With double glazed window to the front aspect, exposed floorboards and radiator.

### BEDROOM 2

11' 3" x 8' 2" (3.45m x 2.50m) With double glazed window to the rear aspect, feature exposed brick chimney breast and radiator.

### OUTSIDE

To the front of the property there is an enclosed courtyard garden. To the rear there is a brick outbuilding with light, power and plumbing for washing machine. There is a long garden laid mainly to lawn with brick store.





**WEB SITE**

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, 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.

**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.

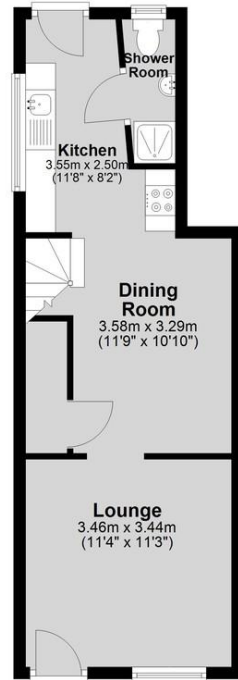
**GENERAL**

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:

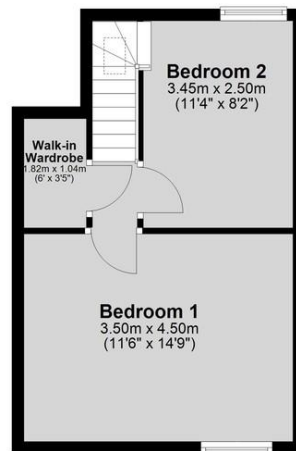
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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**Ground Floor**  
Approx. 33.1 sq. metres (356.8 sq. feet)



**First Floor**  
Approx. 29.8 sq. metres (321.2 sq. feet)



Total area: approx. 63.0 sq. metres (678.0 sq. feet)

**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

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.

