



**8 Nursery Street**

Market Rasen, LN8 3AB



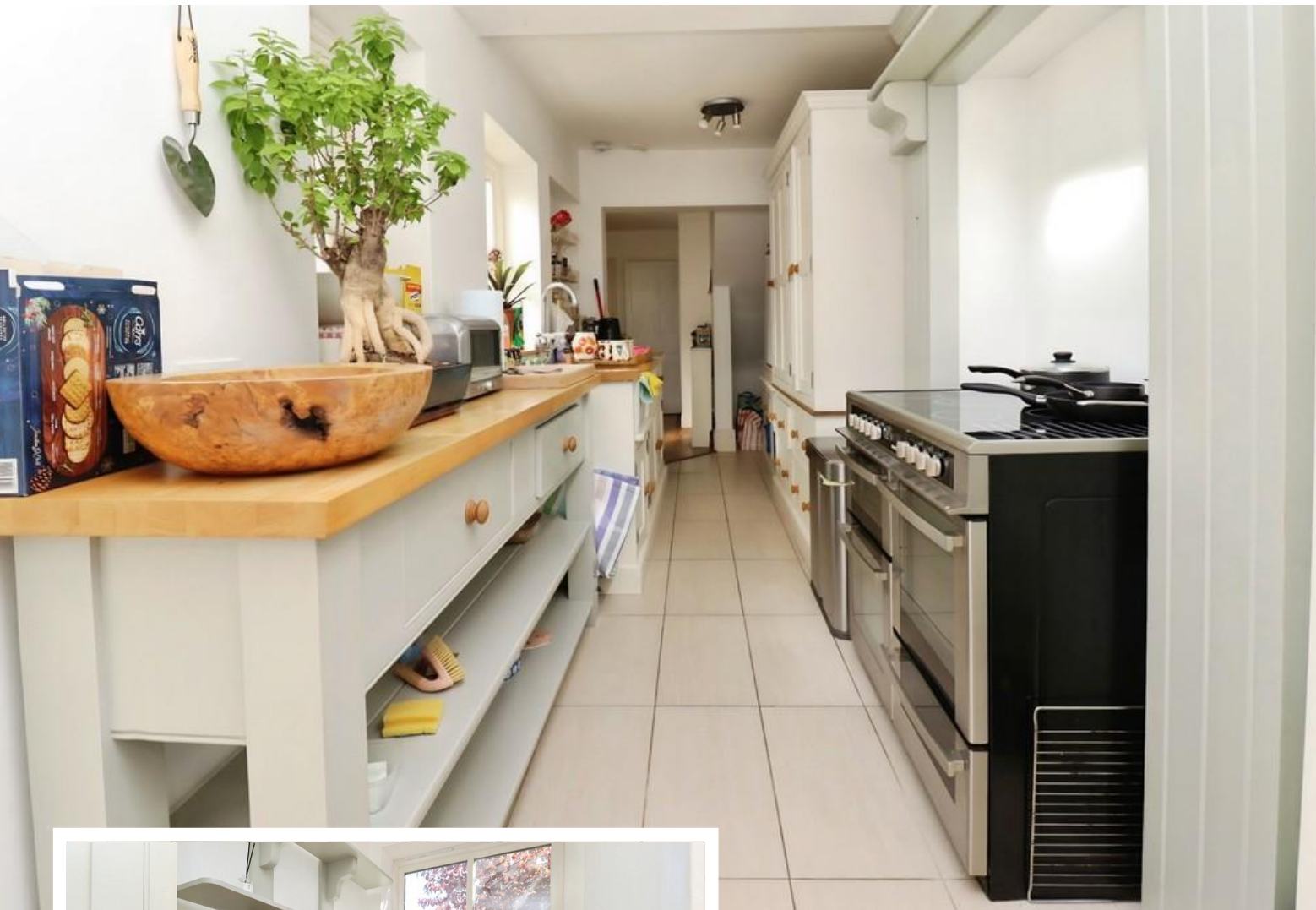
Book a Viewing!

**£175,000**

A spacious three bedroom terraced property located within the popular town centre of Market Rasen, within walking distance of local amenities. The property offers generous ground floor accommodation including a galley-style Kitchen with Utility Area, Shower Room, Dining Room, separate Living Room, and a Sun Room. To the first floor are three well-proportioned Bedrooms and a main Bathroom. Outside, the property is set back from the road with a small front garden with shrubs. To the rear there is a long lawned garden with shared side access and potential for off-road parking. Viewing is recommended. No Onward Chain.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**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').



#### HALL

With wooden laminate flooring, radiator, external door to the front elevation and stairs rising to the first floor.

#### LIVING ROOM

12' 0" x 12' 8" (3.66m x 3.86m) With wooden laminate flooring, radiator, window to the front elevation and an open fireplace.

#### DINING ROOM

11' 0" x 12' 8" (3.35m x 3.86m) With wooden laminate flooring, radiator, fireplace, doors leading to rooms and opening into the kitchen.

#### KITCHEN

19' 4" x 6' 2" (5.89m x 1.88m) With tiled flooring with underfloor heating, fitted with a range of wall and base units, Belfast sink, space for a large range cooker and triple aspect double glazed windows to the rear and side elevations.

#### UTILITY AREA

4' 10" x 6' 2" (1.47m x 1.88m) With base units

#### SHOWER ROOM

4' 11" x 7' 2" (1.5m x 2.18m) With tiling throughout, low level WC, wash hand basin, shower and frosted window to the rear elevation.

#### HALL

With tiled flooring and window to the side elevation.

#### SUN ROOM

11' 3" x 7' 8" (3.43m x 2.34m) With tiled flooring throughout, radiator, windows to side elevation and an external door.

#### HALL

With carpeted flooring, radiator and airing cupboard housing boiler.

#### BEDROOM 1

12' 1" x 10' 0" (3.68m x 3.05m) With carpeted flooring throughout, radiator and window to the front elevation.

#### BEDROOM 2

11' 0" x 10' 0" (3.35m x 3.05m) With carpeted flooring throughout, radiator and window to the rear elevation.

#### BEDROOM 3

6' 7" x 6' 6" (2.01m x 1.98m) With carpeted flooring throughout, radiator and window to the front elevation.

#### BATHROOM

6' 10" x 6' 2" (2.08m x 1.88m) With tiled flooring, radiator, low level WC, freestanding bath, wash hand basin, tiling throughout, and frosted window to the side elevation.

#### OUTSIDE

To the front of the property there is a garden area with shrubs, set back from the road and side access to the rear. To the rear there is a long lawned garden with potential for off-road parking via access to the side of the property.







#### WEBSITE

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#### SELLING YOUR HOME - HOW TO GO ABOUT IT

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#### 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 Gibson 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 them 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 them 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 detail is a general outline for guidance only and does 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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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 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.



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