



37 Beechers Way

Market Rasen, LN8 3FJ



Book a Viewing!

£300,000

A well presented Three Bedroom Detached Bungalow with a garage and secluded garden, situated within a short walking distance of Market Rasen town centre. The property offers well planned single storey accommodation comprising an entrance porch and hallway, living room, kitchen, separate utility room, three bedrooms including a principal bedroom with en-suite, family bathroom and conservatory. Outside, there is a garage, front parking and well maintained gardens to both the front and rear, with the rear garden providing a private and secure space with established planting. The property is well suited to a range of buyers, including those seeking the convenience of single storey living close to the amenities of the town centre.





LOCATION

Market Rasen is a thriving market town situated on the edge of the Lincolnshire Wolds, with a good range of local amenities and transport links. The town benefits from a railway station and bus services providing links towards Lincoln, Grimsby and wider destinations.

The town offers independent shops, regular markets in the historic market square, restaurants, public houses, healthcare providers, library and leisure facilities. Market Rasen is also well known for its golf course and racecourse. Local schooling includes Market Rasen C of E Primary School and De Aston School, both rated 'Good' by Ofsted.

ACCOMMODATION

PORCH

4' 11" x 11' 2" (1.5m x 3.4m) With tiled flooring, uPVC double glazed windows to the front elevation, uPVC double glazed French patio doors to the front elevation, composite internal door providing access to the garage and internal door leading into the hallway.

HALL

With radiator, doors off, storage cupboard and access to the roof void.



BEDROOM 1

10' 11" x 11' 11" (3.33m x 3.63m) With radiator, uPVC double glazed window to the rear elevation and door leading to the en-suite.

EN-SUITE

2' 11" x 8' 3" (0.89m x 2.51m) With laminate flooring, radiator, wash hand basin, low level WC, integrated shower cubicle and tiled walls and uPVC double glazed frosted window to the side elevation.

BEDROOM 2

12' x 6' 2" (3.66m x 1.88m) With radiator, uPVC double glazed windows to the front elevation and built-in wardrobes.

BEDROOM 3

6' 7" x 9' 5" (2.01m x 2.87m) With radiator and uPVC double glazed French patio doors leading into the conservatory.

CONSERVATORY

12' 8" x 9' 5" (3.86m x 2.87m) With tiled flooring, uPVC double glazed windows to the rear and side elevations and uPVC double glazed door providing access to the rear garden.

LIVING ROOM

16' 9" x 12' (5.11m x 3.66m) With radiator, uPVC double glazed window to the front elevation and electric fireplace.

BATHROOM

6' 7" x 7' 7" (2.01m x 2.31m) With laminate flooring, radiator, low level WC, wash hand basin, integrated bath with dual taps, splash tiling throughout and uPVC double glazed frosted window to the side elevation.

KITCHEN

6' 7" x 11' 6" (2.01m x 3.51m) With vinyl flooring, radiator and uPVC double glazed windows to the rear elevation. Fitted with a range of wall and base units with worktops over, integrated stainless steel sink with drainer, freestanding electric oven, gas hob with extractor fan over and integrated dishwasher, space for a freestanding fridge/freezer, tiled splashbacks and a door leading to the utility room.

UTILITY ROOM

5' 1" x 7' 7" (1.55m x 2.31m) With vinyl flooring, radiator, external door to the side elevation and fitted base units, space and plumbing for a washing machine and stainless steel sink with drainer.

GARAGE

17' 3" x 8' 10" (5.26m x 2.69m) The property benefits from an integral garage with electric up-and-over door, uPVC double glazed frosted window to the side elevation, power and lighting supply and internal access to the porch.

OUTSIDE FRONT

The front garden is laid mainly to a well maintained lawn with established flowerbeds. A block paved area provides off-road parking, access to the garage and side access leading to the rear garden.





Total area: approx. 116.6 sq. metres (1255.3 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.

OUTSIDE REAR

The property benefits from a spacious paved patio leading onto a well maintained lawn with established flowerbeds, mature trees and shrubs. The garden is fully fenced and enclosed, providing a secluded outdoor space. There is also a garden shed and side access to the front of the property.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

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GETTING A MORTGAGE

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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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