



West View

Low Church Road, Middle Rasen, LN8 3TY



Book a Viewing!

£295,000

A beautifully presented and substantially extended Three Bedroom Victorian Semi Detached Home, occupying a non-estate position and set on a generous plot with gardens to the front, side and rear. The property also benefits from a large driveway providing ample off-road parking and the rare advantage of two detached garages, making it particularly well suited to buyers seeking space, flexibility and practicality. The home has been significantly improved by way of an impressive rear extension, creating a stunning Open Plan Kitchen Diner that forms the heart of the property. This space features vaulted and beamed ceilings, bi-fold doors opening directly into the gardens, and a high quality fitted Kitchen with a range of integrated appliances and a large central island with breakfast bar, ideal for both everyday living and entertaining. Further accommodation comprises of an Entrance Hallway with Pantry, Lounge with feature fireplace and log burner and Dining Room which opens through to the extended Kitchen Diner. The Ground Floor also includes a useful Utility Room, a downstairs WC and a separate Shower Room. To the First Floor, the landing provides access to Three well proportioned Bedrooms, all benefiting from built-in wardrobes. Externally, the property is approached via a driveway providing extensive off-road parking, which also leads to two detached garages. The gardens wrap around the property to the front, side and rear, offering a combination of lawned areas, seating spaces and established planting, with a variety of mature shrubs and trees creating an attractive and well established setting. Viewing of the property is essential to fully appreciate the space, layout and quality of accommodation on offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND — B.

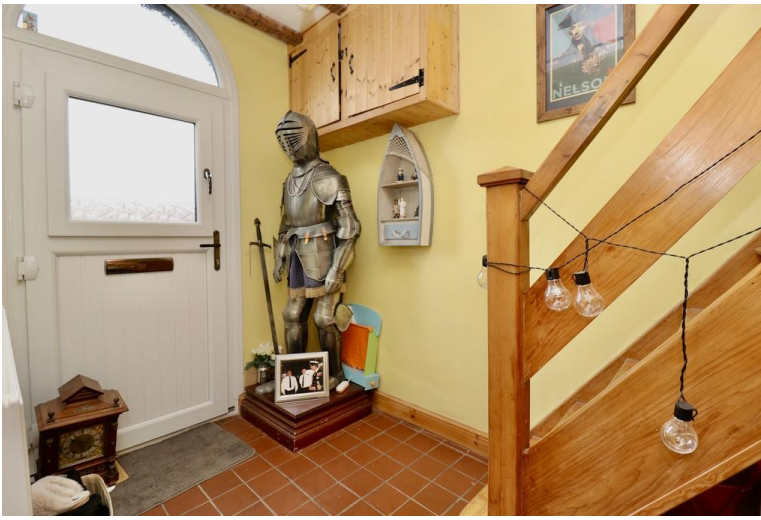
LOCAL AUTHORITY - West Lindsey District Council.

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.



ACCOMMODATION

ENTRANCE HALL

With UPVC double glazed external door, quarry tiled flooring, staircase to the first floor, radiator and access to pantry.

LOUNGE

12' 10" x 11' 9" (3.91m x 3.58m) With UPVC double glazed windows, laminate flooring, feature fireplace with log burner and radiator.

DINING ROOM

13' 1" x 8' 1" (3.99m x 2.46m) With handmade brick flooring, feature fireplace, radiator and opening through to the kitchen diner.



KITCHEN/DINER

20' 0" x 14' 8" (6.1m x 4.47m) With bi-fold doors opening into the gardens, porcelain tiled flooring and fitted with a range of wall, drawer and base units with work surfaces and tiled splashbacks. Space for a Range cooker with extractor fan over, composite sink drainer with instant boiling water tap, integrated dishwasher, integrated freezer, and a large central island with additional base units, work surface, breakfast bar and twin pull out power sockets.

UTILITY ROOM

9' 2" x 6' 10" (2.79m x 2.08m) With tiled flooring, base unit with work surface, wall mounted unit above, plumbing, spaces for washing machine and fridge freezer, radiator and skylight.



WC

6' 10" x 3' 1" (2.08m x 0.94m) With UPVC double glazed window, tiled flooring, low-level WC, wash hand basin, part tiled walls and radiator.

SHOWER ROOM

12' 8" x 5' 7" (3.86m x 1.7m) With UPVC double glazed window, tiled flooring, wash hand basin with drawers below, walk-in shower cubicle with tiled surround, radiator and cupboard housing the gas fired central heating boiler.

FIRST FLOOR LANDING

With access to three bedrooms.

BEDROOM 1

12' 10" x 8' 10" (3.91m x 2.69m) With UPVC double glazed window, built-in wardrobes and radiator.

BEDROOM 2

12' 4" x 9' 4" (3.76m x 2.84m) With UPVC double glazed window, built-in wardrobes and radiator.

BEDROOM 3

10' 1" x 8' 7" (3.07m x 2.62m) With UPVC double glazed window, built-in wardrobes and radiator.





OUTSIDE

The property is approached via a driveway which provides off-road parking to the right hand side and continues to further parking areas, leading to two detached garages. The gardens extend to the front, side and rear of the property and offer a combination of lawned areas and seating spaces, with a range of mature plants, shrubs and trees creating an attractive and established setting.

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

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 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 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

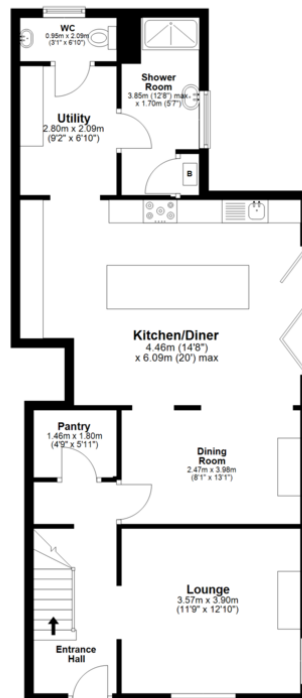
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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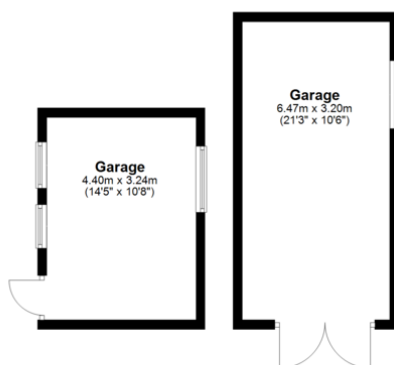
Ground Floor

Approx. 70.2 sq. metres (755.5 sq. feet)



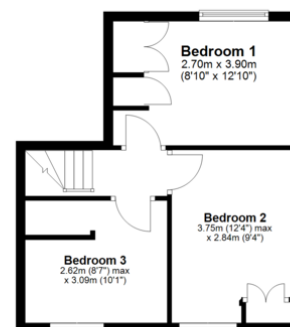
Outbuildings

Approx. 35.0 sq. metres (376.4 sq. feet)



First Floor

Approx. 33.5 sq. metres (361.0 sq. feet)



Total area: approx. 138.7 sq. metres (1493.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on 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

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.



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