



52 Anglian Way
Market Rasen, LN8 3RP



Book a Viewing!

£170,000

A well-presented, two-bedroom semi-detached house situated within a quiet cul-de-sac location. The property is within walking distance of Market Rasen town centre and local schooling, whilst also enjoying open views to the rear. The property has been updated and well maintained by the current owners. The accommodation comprises a Kitchen, Lounge, Conservatory, two Bedrooms and Family Bathroom. Outside, to the front is a spacious block-paved driveway providing parking for multiple cars and access to the garage. To the rear there is a well-maintained lawned garden with patio seating area overlooking the open views.





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 guesthouses, 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').

KITCHEN

10' 5" x 11' 7" (3.18m x 3.53m) With LVT flooring throughout, radiator, composite external door to the front elevation and dual aspect uPVC double glazed windows to the front elevation. The kitchen is fitted with a range of wall and base units, integrated electric oven, integrated gas hob with extractor fan over, integrated stainless steel sink with drainer, tiled splashbacks, boiler, space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer and under stairs storage.



LIVING ROOM

14' 0" x 11' 8" (4.27m x 3.56m) With carpet throughout, radiator, uPVC double glazed window to the side elevation and uPVC double glazed French patio doors opening into the conservatory.

CONSERVATORY

10' 6" x 8' 0" (3.2m x 2.44m) With carpet throughout, radiator, uPVC double glazed windows to the side and rear elevations and French patio doors providing access to the rear garden.

FIRST FLOOR LANDING

With carpet throughout, stairs leading to the ground floor, uPVC double glazed frosted window to the side elevation and access to the roof void.



BEDROOM 1

8' 4" x 11' 9" (2.54m x 3.58m) With carpet throughout, radiator, uPVC double glazed window to the rear elevation and built-in wardrobes.

BEDROOM 2

8' 10" x 11' 8" (2.69m x 3.56m) With carpet throughout, radiator, uPVC double glazed window to the front elevation and storage cupboard above the stairs.

BATHROOM

6' 11" x 5' 7" (2.11m x 1.7m) With tiled flooring throughout, low level WC, integrated wash hand basin with built-in storage, panel bath with mixer taps and overhead shower, towel rail radiator and tiled walls.



GARAGE

With an electric roller door, power and lighting and access to the rear garden via an external door.

OUTSIDE FRONT

To the front of the property there is a spacious block-paved driveway providing parking for multiple cars and access to the garage. Access to the rear garden is available via the side.

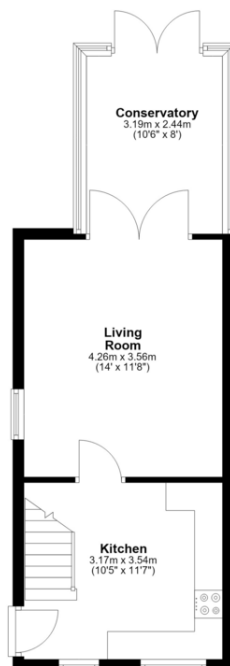
OUTSIDE REAR

To the rear of the property there is a well-maintained garden with lawn and block-paved patio area, overlooking open fields. The garden is enclosed by fencing, with power supplied to the rear fence.





Ground Floor
Approx. 34.8 sq. metres (374.3 sq. feet)



Total area: approx. 61.5 sq. metres (662.4 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.

KEY FACTS FOR BUYERS

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.

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

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

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

<https://www.mundys.net/referrals/>

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

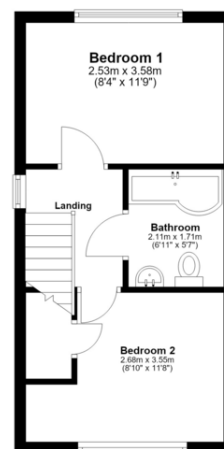
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29.5 Silver Street, Lincoln, LN2 1AS.

First Floor

Approx. 26.8 sq. metres (288.2 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.



www.mundys.net