

2 Granary Court, Church Street

Market Rasen, LN8 3ET

Book a Viewing!

£137,000

A fantastic opportunity to purchase this deceptively spacious Three Storey, Two Double Bedroom Townhouse, forming part of a former granary conversion. The property has been thoughtfully converted and retains a number of original features, including exposed brickwork, original beams, and structural poles, giving the home real character throughout. To the Ground Floor, the property is entered via an Entrance Hallway with stairs rising to the First Floor. The First Floor provides a Dining Area which flows through to the Kitchen and then into the Lounge. To the Second Floor, there are Two Double Bedrooms, one of which benefits from an En-suite Shower Room, along with a separate Family Bathroom. The property further benefits from a garage, ideal for secure parking or storage, with a generous Utility Room located to the rear of the garage. The home is well presented throughout and would be well suited to a first time buyer or a buy-to-let investor.





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SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

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').









ACCOMMODATION

GARAGE
16' 8" x 10' 7" (5.08m x 3.23m) With up-and-over door, power, lighting, and water supply.

UTILITY ROOM
10' 11" x 10' 7" (3.33m x 3.23m) With UPVC double glazed window, vinyl flooring, fitted with base units and work surface over, wall mounted unit above, stainless steel sink and drainer, plumbing, space for washing machine, radiator and wall mounted gas central heating boiler.

ENTRANCE HALL
With UPVC double glazed external door, tiled flooring and stairs rising to the first floor.

FIRST FLOOR LANDING
With stairs rising to the second floor.

DINING ROOM
11' 1" x 7' 2" (3.38m x 2.18m) With UPVC double glazed window, spotlighting and radiator.

KITCHEN
7' 4" x 7' 3" (2.24m x 2.21m) With vinyl flooring, fitted with a range of wall, drawer and base units with work surfaces over, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated oven, four ring ceramic hob with extractor fan over and integrated fridge.

LOUNGE
13' 4" x 10' 7" (4.06m x 3.23m) With UPVC double glazed window, exposed brickwork, original feature beams, understairs storage cupboard, radiator and spotlighting.

SECOND FLOOR LANDING
With exposed feature beams.

BEDROOM 1
16' 0" x 10' 7" (4.88m x 3.23m) With UPVC double glazed window, radiator, exposed brick feature wall, original beam and structural pillar.

SHOWER ROOM
5' 0" x 4' 3" (1.52m x 1.3m) With tiled flooring, walk-in shower cubicle with fully tiled walls, heated towel rail, spotlighting and extractor fan.

BATHROOM
9' 7" x 4' 3" (2.92m x 1.3m) With tiled flooring, partly tiled walls, low level WC, wash hand basin with mixer tap, panelled bath with mixer tap, heated towel rail, spotlighting and extractor fan.

BEDROOM 2
10' 7" x 9' 2" (3.232m x 2.79m) With UPVC double glazed window and radiator.



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 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.

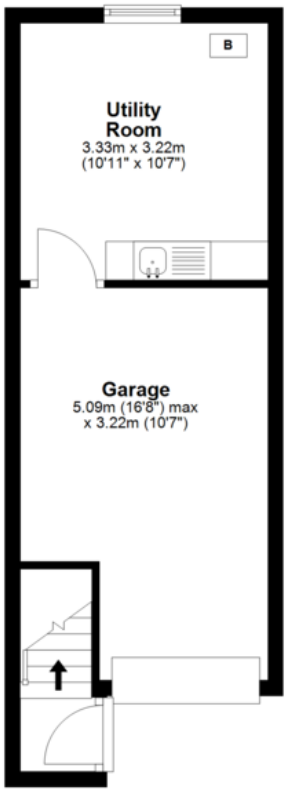
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

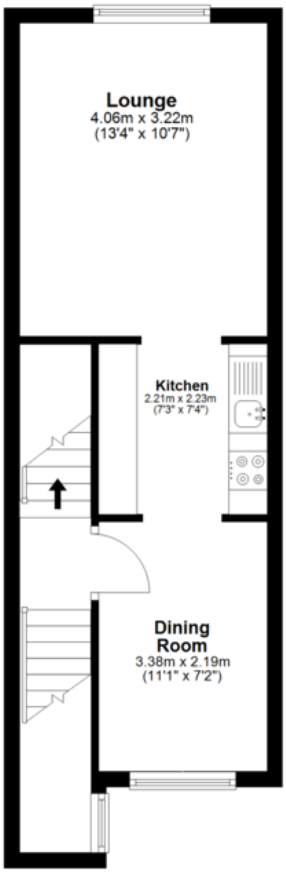
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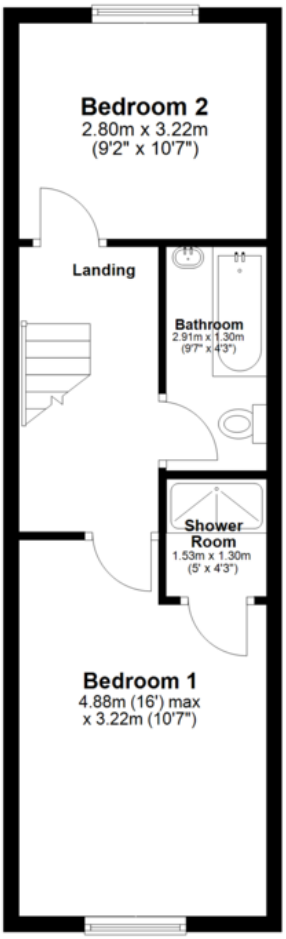
Ground Floor
Approx. 28.5 sq. metres (307.1 sq. feet)



First Floor
Approx. 32.6 sq. metres (351.1 sq. feet)



Second Floor
Approx. 37.3 sq. metres (401.5 sq. feet)



Total area: approx. 98.4 sq. metres (1059.7 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 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.

The Property Ombudsman