



## 7 Dovecote

Middle Rasen, Market Rasen, LN8 3UD

**£260,000**

A recently refurbished three bedroom detached bungalow, situated within the popular village of Middle Rasen and with easy access to the Market Town of Market Rasen and the Cathedral City of Lincoln. Internally the property has been modernised by the current owner and has changed the layout to offer a large open plan living space with double doors to the rear garden. The accommodation comprises of Entrance Porch, Inner Hallway, three Bedrooms, newly fitted Shower Room and a large open plan Living Kitchen Dining space. The Kitchen is newly fitted with a range of fitted appliances including a microwave, air fryer oven, induction hob and sink with instant hot water tap. It also features a large Pantry/Cupboard space and has doors leading to the rear garden and into the Conservatory. Outside there is a driveway providing off-street parking which also gives access to a single garage. There is a private garden to the rear. The property further benefits from No Onward Chain and viewing is recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D

**COUNCIL TAX BAND** – C

**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

### PORCH

5' 0" x 4' 1" (1.52m x 1.24m), with external door and door to Hallway.

### HALL

Leading to three Bedrooms, Shower Room and open plan Living Kitchen Diner.

### OPEN PLAN LIVING KITCHEN AND DINING

27' 2" x 10' 10" (8.28m x 3.3m), with tiled flooring, vertical radiator, fitted with a range of wall units with integrated microwave and oven incorporating an air fryer, larder unit/pantry, centre island with ash work surface, composite sink with instant hot water tap and induction hob, double doors to the rear garden and door to the Conservatory.



### CONSERVATORY

18' 5" x 9' 3" (5.61m x 2.82m), with tiled flooring, lighting and power points.

### BEDROOM 1

12' 0" x 10' 10" (3.66m x 3.3m), with UPVC double glazed window, built-in wardrobe and radiator.

### BEDROOM 2

11' 3" x 10' 0" (3.43m x 3.05m), with two UPVC double glazed windows and radiator.



### BEDROOM 3

11' 3" x 6' 7" (3.43m x 2.01m), with UPVC double glazed window and radiator.

### SHOWER ROOM

8' 4" x 5' 10" (2.54m x 1.78m), with UPVC double glazed window, tiled flooring, tiled walls, low level WC, wash hand basin, walk-in shower with rainfall shower head, storage cupboards/drawers, heated towel rail and extractor fan.

### OUTSIDE

To the front of the property there is a driveway providing off-street parking and giving access to the single garage. There is access to the side of the property leading to the rear garden with a patio seating area, lawned garden and a range of mature shrubs.





**WEBSITE**

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 and J Walter 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.

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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.

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**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 roughly checked.

**GENERAL**

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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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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.

