



7 Wesley Court

Market Rasen, LN8 3TJ



Book a Viewing!

£130,000

Situated close to the heart of Market Rasen, this modern Two Bedroom Maisonette offers immaculate and well designed living accommodation throughout. The property features a private Entrance Hall with stairs leading to a First Floor Landing, where you'll find a fantastic open plan living, Kitchen and Dining Area, perfect for modern lifestyles. The Second Floor provides two well proportioned double Bedrooms and a contemporary Bathroom. Outside, there is a private enclosed garden and an allocated parking space. An ideal opportunity for first time buyers or investors, with early viewing highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Leasehold.

Length of Lease – 999 years from and including 1st July 2018.

Years Remaining on Lease – 973.

Service Charge Amount - £25pcm

All figures are estimates provided by the vendor and will be confirmed/checked with the Solicitors prior to Exchange of Contracts and completion of the sale.

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

HALL

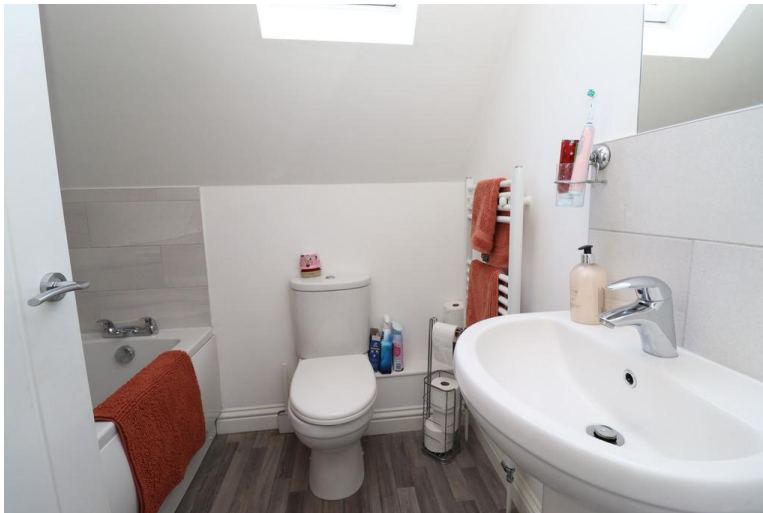
With staircase to the first floor and radiator.

FIRST FLOOR LANDING

With staircase to the second floor and radiator.

OPEN PLAN LIVING KITCHEN DINER

24' 4 (max)" x 17' 9 (max)" (7.42m x 5.41m) Living and dining area having three double glazed windows to the side aspect and two radiators. Kitchen area fitted with a modern range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap, electric oven and hob with extractor fan, integrated fridge freezer, space for washing machine and double glazed window to the rear aspect.



SECOND FLOOR LANDING

BEDROOM 1

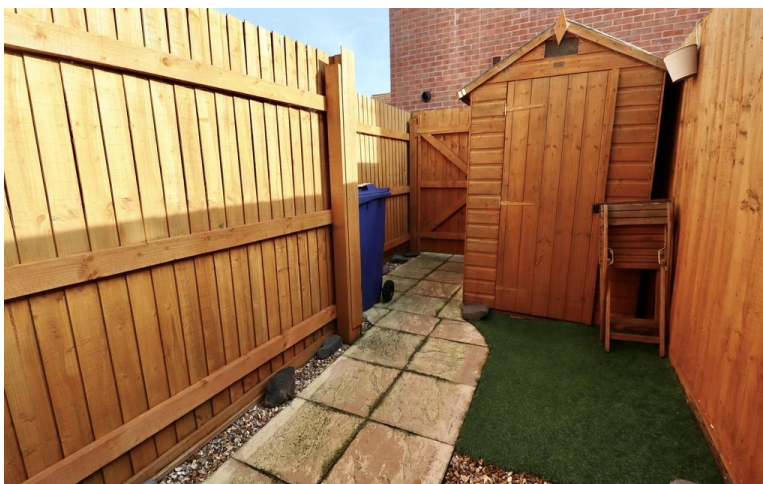
17' 10" x 12' 11" (5.44m x 3.96m) With double glazed window to the side aspect and radiator.

BEDROOM 2

17' 9" x 7' 3" (5.43m x 2.22m) With double glazed windows to the side and rear aspects and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower and glass shower screen, close coupled WC and pedestal wash hand basin, tiled splashbacks, towel radiator, spotlights and Velux window.



OUTSIDE

The property benefits from an allocated off street parking space and an enclosed private garden laid to artificial lawn with garden shed.



WEB SITE

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 Gilsen 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

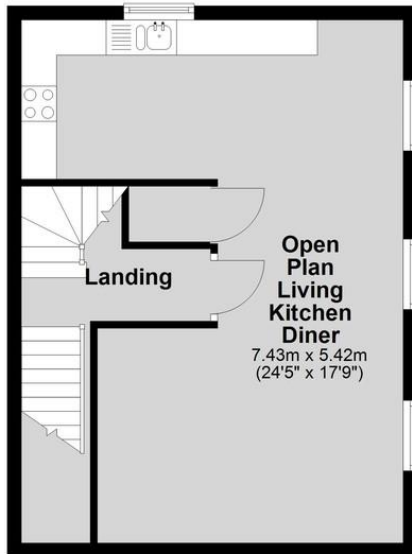
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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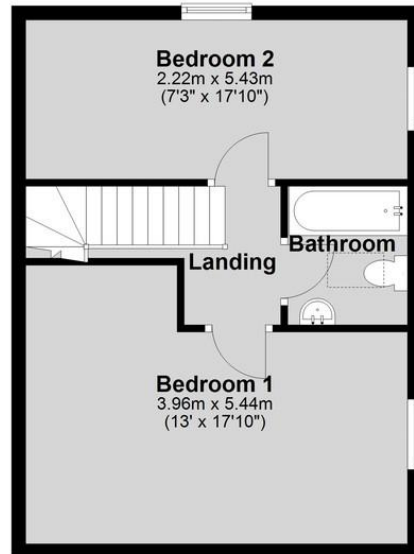
First Floor

Approx. 40.4 sq. metres (434.4 sq. feet)



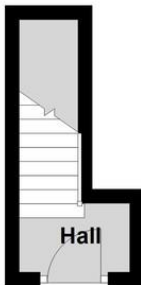
Second Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



Ground Floor

Approx. 3.7 sq. metres (40.0 sq. feet)



Total area: approx. 84.4 sq. metres (908.2 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.

