



49 Anglian Way

Market Rasen, LN8 3RP



Book a Viewing!

£165,000

NO ONWARD CHAIN – A well presented and extended, two bedroom end of terraced house, situated in this quiet cul-de-sac location, within walking distance of Market Rasen Town Centre and local schooling. The property offers a well-proportioned accommodation arranged over two floors and comprises an Entrance Hall, Kitchen, Living Room, two Bedrooms and family Bathroom. Externally, there is a front lawned garden, a secure wrap-around rear garden with patio area, allocated parking and a single garage.





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').

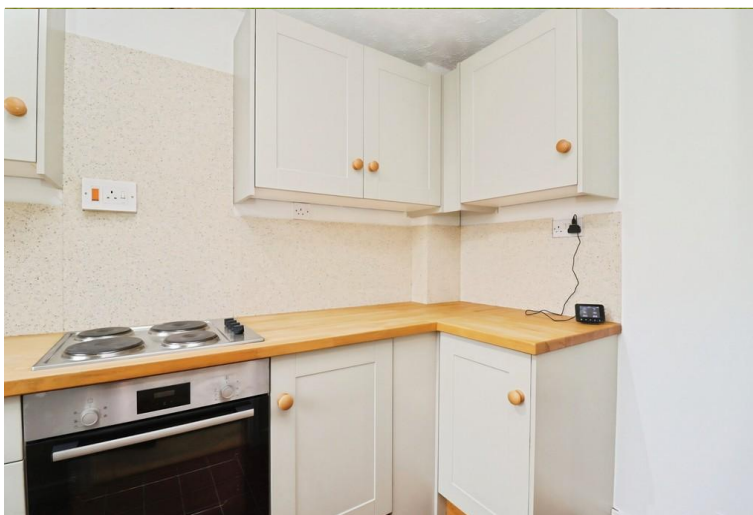
ACCOMMODATION

HALL

With laminate flooring throughout, radiator, external door to the front elevation, stairs rising to the first floor, opening into the kitchen and doors off to the living room and under-stair storage.

KITCHEN

11' 1" x 5' 7" (3.38m x 1.7m) With tiled flooring throughout, fitted with a range of wall and base units, integrated Bosch electric oven, integrated electric hob, integrated stainless steel sink with drainer, space and plumbing for washing machine, space for freestanding fridge freezer, wooden worktops, tiled splashbacks and gas boiler.





LIVING ROOM

14' 10" x 11' 8" (4.52m x 3.56m) With laminate flooring throughout, radiators, UPVC double glazed window to the side elevation and UPVC double glazed sliding patio doors providing access to the rear.

FIRST FLOOR LANDING

With carpeted throughout, UPVC double glazed window to the side elevation, door off to the storage cupboard and access to the roof void.

BEDROOM 1

8' 3" x 11' 8" (2.51m x 3.56m) With carpeted throughout, radiator and UPVC double glazed window to the rear elevation.

BEDROOM 2

8' 11" x 11' 8" (2.72m x 3.56m) With carpeted throughout, radiator and UPVC double glazed window to the front elevation.

BATHROOM

6' 10" x 5' 4" (2.08m x 1.63m) With tiled flooring, radiator, low level WC, wash hand basin, panel bath with mixer taps and overhead shower.

OUTSIDE

To the front of the property there is a well-maintained lawned garden with surrounding hedgerow and paved pathway providing access to the front door. Access to the rear is available via the side. To the rear of the property there is a well-maintained, enclosed wrap-around garden with patio area. There is also access to the allocated parking space and a single garage.

GARAGE

With an up-and-over door, power and lighting.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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](#)

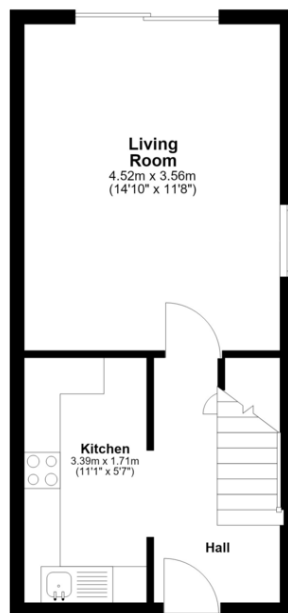
MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)





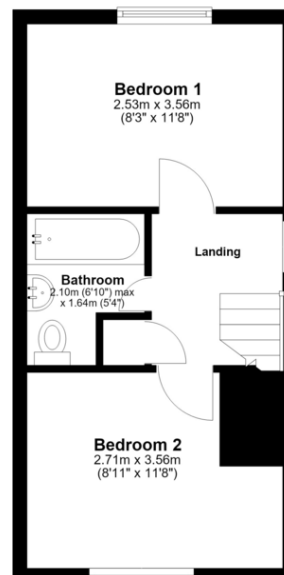
Ground Floor

Approx. 28.5 sq. metres (307.0 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.8 sq. feet)



Total area: approx. 55.4 sq. metres (595.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

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Plan produced using PlanUp.

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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

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