



**3 Homeleigh Court, Middle Rasen,
Market Rasen, LN8 3FY**



Book a Viewing!

£400,000

3 Homeleigh Court is a well-presented four-bedroom detached family home located in the popular village of Middle Rasen, close to the market town of Market Rasen. The property offers well-proportioned accommodation comprising a hallway, living room, study, downstairs WC, recently renovated kitchen/diner, utility room, four bedrooms, en suite and family bathroom. Outside, there is a block-paved driveway to the front providing parking for multiple cars. To the rear is a south-facing garden with patio, lawn and raised flower beds, together with access to the carport, parking, garage and room above the garage. This property also has No Onward Chain and is highly recommended to view to appreciated the accommodation on offer.



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LOCATION

Middle Rasen is a village situated approx. 1 mile west of the larger town of Market Rasen and benefits from a Post Office and Village Shop, Village Bowling Green, 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. 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 Karndean flooring, solid wood doors off, stairs rising to the first floor, radiator, external door to the front elevation and uPVC double glazed frosted window to the side elevation.



WC

6' 9" x 4' 3" (2.06m x 1.3m) With vinyl flooring, low level WC, wash hand basin and uPVC double glazed frosted window to the front elevation.

SNUG/STUDY

10' 4" x 9' 5" (3.15m x 2.87m) With laminate flooring, radiator and uPVC double glazed windows to the side and front elevations.

LIVING ROOM

19' 8" x 14' 0" (5.99m x 4.27m) With LVT wood effect flooring, radiator, wood burner, uPVC double glazed window to the side elevation and uPVC double glazed sliding doors providing access to the rear.



DINING AREA

10' 10" x 13' 10" (3.3m x 4.22m) With LVT wood effect flooring, vertical radiators, uPVC double glazed window to the rear elevation, uPVC double glazed bifold doors to the rear elevation and uPVC double glazed external door to the side elevation.

KITCHEN

16' 2" x 12' 10" (4.93m x 3.91m) With LVT wood effect flooring, vertical radiators, uPVC double glazed window to the rear elevation, uPVC double glazed bifold doors to the rear elevation and uPVC double glazed external door to the side elevation.

The recently renovated kitchen is fitted with a range of wall and base units and a freestanding island. Integrated appliances include a dishwasher, ceramic sink and Rangemaster with extractor fan over, together with a wine fridge. Quartz worktops and tiled splashbacks are fitted throughout. The island provides additional storage and seating.



UTILITY ROOM

11' 6" x 12' 10" (3.51m x 3.91m) With LVT wood effect flooring, radiator, uPVC double glazed window to the front elevation, boiler location, plumbing for washing machine and space for freestanding fridge freezer.

FIRST FLOOR LANDING

With solid wood doors leading to the rooms, stairs leading to the ground floor and airing cupboard with radiator.

BEDROOM 1

19' 8" x 13' 7" (5.99m x 4.14m) With radiators and uPVC double glazed windows to the side and rear elevations.

EN-SUITE

10' 10" x 6' 7" (3.3m x 2.01m) With low level WC, built-in bathroom unit with wash hand basin and storage, radiator and towel radiator, freestanding bath and corner shower cubicle. uPVC double glazed frosted windows to the front and side elevations.

BEDROOM 2

10' 11" x 13' 10" (3.33m x 4.22m) With radiator and uPVC double glazed window to the rear elevation.





BEDROOM 3

10' 11" x 13' 1" (3.33m x 3.99m) With radiator and uPVC double glazed window to the rear elevation.

BEDROOM 4

8' 2" x 12' 6" (2.49m x 3.81m) With radiator and uPVC double glazed window to the front elevation.

BATHROOM

6' 7" x 9' 6" (2.01m x 2.9m) With vinyl flooring throughout, low level WC, wash hand basin, spacious walk-in shower with tiled surround and uPVC double glazed frosted window to the side elevation.

GARAGE

19' 10" x 9' 4" (6.05m x 2.84m) Up-and-over door, power and lighting. The garage also benefits from a carport to the side.

CAR PORT

19' 10" x 10' 4" (6.05m x 3.15m)

LOFT ROOM

12' 10" x 19' 8" (3.91m x 5.99m) Velux windows to the side aspects, power and lighting

OUTSIDE FRONT

To the front of the property there is a block paved driveway providing parking for multiple cars, with access to the rear via the side.

OUTSIDE REAR

To the rear of the property is a south-facing garden with a spacious slabbed patio leading onto a well maintained lawn and raised flower beds. The garden is enclosed by fencing and provides access to the rear carport, parking, garage and room above the garage. Access to the front is available via the side.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND — F.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

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

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

VIEWINGS - By prior appointment through Mundys.





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](https://www.mundys.net)

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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 these 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

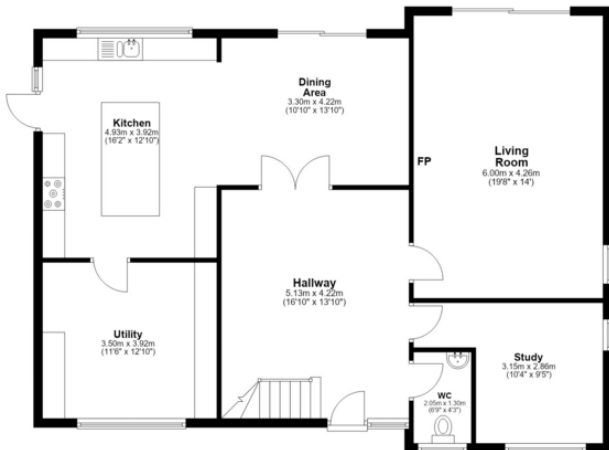
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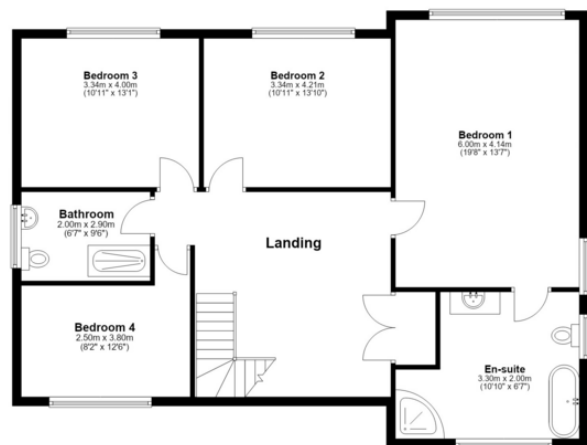
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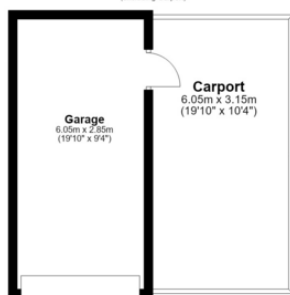
Ground Floor
Approx. 110.5 sq. metres (1189.9 sq. feet)



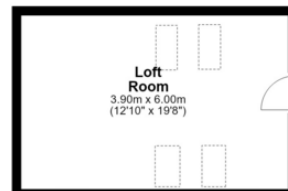
First Floor
Approx. 106.9 sq. metres (1150.6 sq. feet)



Garage
Approx. 17.2 sq. metres (185.6 sq. feet)
(excluding Carport)



Room above Garage
Approx. 23.4 sq. metres (251.9 sq. feet)



Total area: approx. 258.1 sq. metres (2778.0 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.

29 – 30 Silver Street
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LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
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01636 700888

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