131 Gordon Field

Market Rasen, LN8 3AE

Book a Viewing!

£165,000

A well proportioned Three Bedroom Semi-Detached Property situated in the centre of the popular market town of Market Rasen. The property represents an excellent opportunity for first time buyers or property investors and offers spacious and flexible accommodation arranged over two floors. The ground floor comprises an Entrance Hall, Living Room, Kitchen, separate Dining Room, Conservatory and Utility Room, while the First Floor provides Three Bedrooms and a Family Bathroom. The property also benefits from a driveway, garage and well maintained front and rear gardens with mature shrubs and trees. Viewing is highly recommended to appreciate the accommodation and outside space on offer.

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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 radiator, composite external door to the front elevation, stairs rising to the first floor and useful understairs storage.

LIVING ROOM

11' 2" x 13' (3.4m x 3.96m) With gas fireplace, uPVC double glazed window to the front elevation and internal glazed window providing borrowed light.

KITCHEN
9' 11" x 9' 6" (3.02m x 2.9m) With vinyl flooring, window to the rear elevation and door providing access to the rear, fitted with a range of wall and base units with worktops over, integrated electric oven, integrated gas hob with extractor fan over and integrated sink with drainer and radiator.

DINING ROOM
9' 11" x 9' 6" (3.02m x 2.9m) With laminate flooring, radiator, uPVC double glazed window to the rear elevation and internal glazed window.

CONSERVATORY
8' 4" x 12' (2.54m x 3.66m) With vinyl flooring, uPVC double glazed windows to the rear and side elevations, French patio doors to the side elevation and additional uPVC double glazed door to the side.

UTILITY ROOM
7' 6" x 8' 3" (2.29m x 2.51m) With vinyl flooring, uPVC double glazed frosted window to the side elevation, stainless steel sink, space and plumbing for washing machine and boiler location.

FIRST FLOOR LANDING
With radiator, doors off to the bedrooms and bathroom and access to the roof void.

BEDROOM 1
10' 3" x 10' 4" (3.12m x 3.15m) With radiator, uPVC double glazed windows to the front elevation, built-in wardrobes and storage cupboard.

BEDROOM 2
8' 9" x 12' 6" (2.67m x 3.81m) With radiator, uPVC double glazed window to the rear elevation and wash hand basin.

BEDROOM 3
7' 4" x 7' 9" (2.24m x 2.36m) With radiator, uPVC double glazed window to the front elevation and storage cupboard over the stairs.

BATHROOM
5' 7" x 8' 6" (1.7m x 2.59m) With low level WC, wash hand basin, radiator, integrated bath with dual taps, integrated shower cubicle with electric shower and two uPVC double glazed frosted windows to the rear elevation.

GARAGE
17' x 8' 3" (5.18m x 2.51m) With up-and-over door, power and lighting supply and internal window to utility room.

OUTSIDE FRONT
The property is approached via a spacious, well maintained lawn with mature shrubs and a driveway providing off-road parking and access to the garage. Side access leads through to the rear garden.

OUTSIDE REAR
The rear garden is laid mainly to a well maintained lawn with mature shrubs and trees, established flowerbeds and surrounding fencing. There is also a paved patio area and side access to the front of the property.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

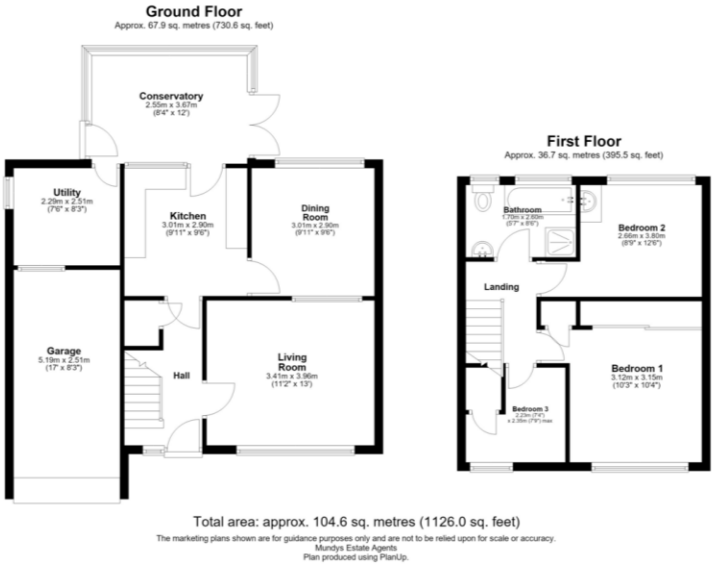
LOCAL AUTHORITY - West Lindsey District Council.

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



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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

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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 thoroughly checked.

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The Property Ombudsman