



**29 Haydock Way**  
Market Rasen, LN8 3AX



Book a Viewing!

**£210,000**

Located on Haydock Way in Market Rasen, this well-presented property is set in a quiet cul-de-sac and positioned back from the road. It offers a private, well-maintained rear garden and a driveway with off-street parking for up to three vehicles. The ground floor includes an Entrance Hall, Downstairs WC, Lounge with double oak doors, and a Kitchen Diner with French doors opening into the rear garden. On the first floor, there are three Bedrooms and a modern fitted Bathroom. The property is within walking distance of local schools, the town centre, and Market Rasen train station. Viewing is recommended to appreciate the accommodation on offer. The property is being sold with no onward chain.







#### **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.

#### **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 composite door to the front elevation, tiled flooring, stairs to the First Floor, UPVC double glazed window to the side elevation with fitted shutters and access to the WC and Lounge.

### WC

6' 7" x 5' 8" (2.01m x 1.73m) With UPVC double glazed window to the front elevation with fitted shutters, tiled flooring, low level WC, wash hand basin, part-tiled walls and radiator.

### LOUNGE

15' 1" x 12' 2" (4.6m x 3.71m) With UPVC double glazed window to the front elevation, marble fireplace with electric fire inset, radiator, understairs storage cupboard and oak double doors leading to the Kitchen Diner.

### KITCHEN/DINER

15' 10" x 8' 6" (4.83m x 2.59m) With UPVC double glazed window and double doors to the rear garden, vinyl flooring, fitted with a range of wall and base units with drawers and work surfaces over, matching upstand, stainless steel sink and drainer, integral oven, four ring gas hob with extractor fan over, stainless steel splashback, plumbing and spaces for a washing machine and dishwasher, space for a fridge freezer and radiator.

### FIRST FLOOR LANDING

With access to roof void.



### BEDROOM 1

13' 0" x 8' 10" (3.96m x 2.69m) With UPVC double glazed window to the rear elevation and radiator.

### BEDROOM 2

10' 10" x 8' 10" (3.3m x 2.69m) With UPVC double glazed window to the front elevation and radiator.

### BEDROOM 3

8' 8" x 6' 8" (2.64m x 2.03m) With UPVC double glazed window to the rear elevation and radiator.



### BATHROOM

6' 8" x 5' 9" (2.03m x 1.75m) With UPVC double glazed window to the front elevation, laminate flooring and suite to comprise of low level WC, wash hand basin with cupboard space below and bath with rainfall shower over, part-tiled walls, heated towel rail and spotlighting.

### OUTSIDE

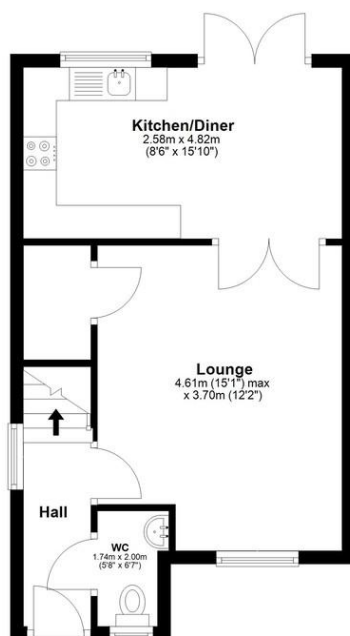
The property is approached via a private driveway providing off street parking with a gravelled area to the side for further parking. A gate leads to the rear of the property where there is a well-maintained rear garden with a paved seating area, railway sleeper surround, lawned garden, flowerbeds with a variety of mature shrubs and trees and two garden sheds.





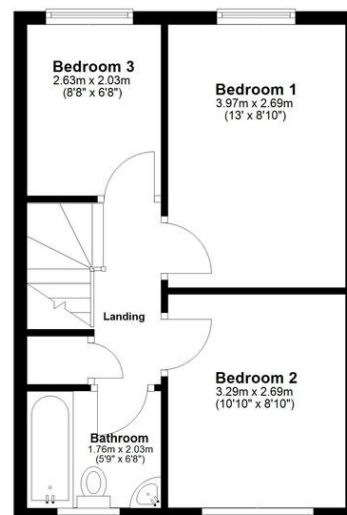
### Ground Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



### First Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



Total area: approx. 72.9 sq. metres (784.4 sq. feet)

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

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Plan produced using PlanUp.

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#### GETTING A MORTGAGE

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#### 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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