



**7 Lancaster Drive**  
Market Rasen, LN8 3GX

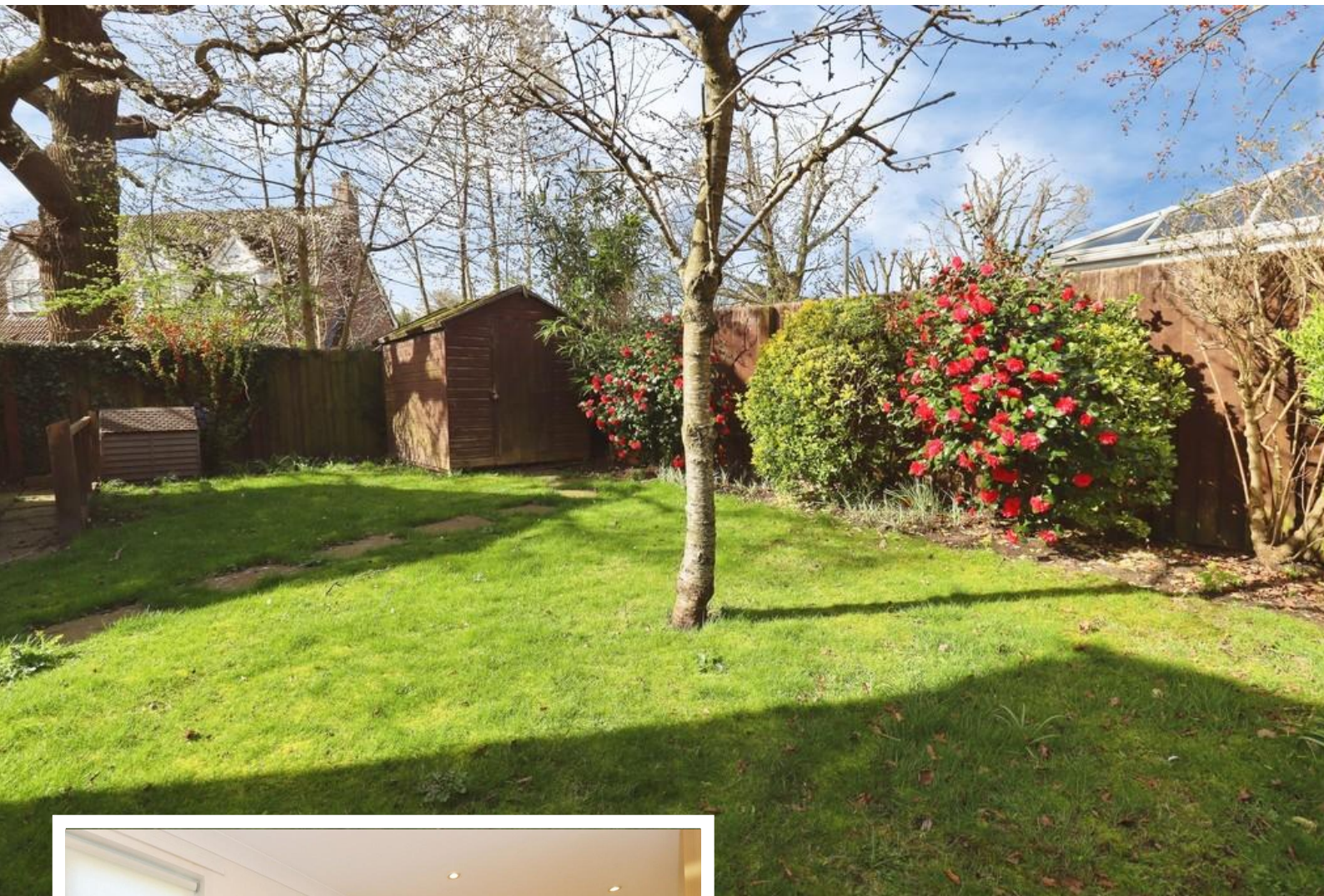


Book a Viewing!

**£220,000**

An extremely well-presented and well-maintained modern three bedroom semi-detached home positioned on a corner plot in a tucked away location within this popular cul-de-sac in the market town of Market Rasen. The property is conveniently located within walking distance of the town centre and train station, making it well suited to a range of buyers. Internally, the property offers well-planned accommodation comprising an entrance hallway, downstairs WC, lounge and a kitchen diner which opens through to a conservatory overlooking the rear garden. To the first floor there are three bedrooms and a modern shower room. Externally the property benefits from a driveway providing ample off road parking together with access to a detached single garage. There are also well-maintained and attractive gardens to the rear. The property is being sold with no onward chain.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**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 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

### ENTRANCE HALL

With UPVC double glazed window and external door, engineered oak flooring, radiator and stairs rising to the first floor.

### WC

With low level WC, wash hand basin with cupboard below, radiator and UPVC double glazed window.

### LOUNGE

15' 4" x 12' 5" (4.67m x 3.78m) With UPVC double glazed window, electric fire, wall lighting, spotlighting, under stairs storage cupboard and radiator.



### KITCHEN/DINER

15' 5" x 8' 7" (4.7m x 2.62m) With UPVC double glazed window, engineered oak flooring and fitted with wall and base units, laminate work surfaces, integrated double oven, four ring gas hob with extractor fan, stainless steel splashback, sink with mixer tap, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, spotlighting, radiator and doors to conservatory.

### CONSERVATORY

9' 5" x 8' 9" (2.87m x 2.67m) With UPVC double glazed windows and doors to the rear garden, tiled flooring, power points and electric heater.

### FIRST FLOOR LANDING

Access to roof void and over stairs storage cupboard.



### BEDROOM 1

13' 3" x 8' 9" (4.04m x 2.67m) With UPVC double glazed window, fitted wardrobes and radiator.

### BEDROOM 2

10' 6" x 8' 8" (3.2m x 2.64m) With UPVC double glazed window, fitted wardrobes and radiator.

### SHOWER ROOM

6' 7" x 6' 4" (2.01m x 1.93m) With low level WC, wash hand basin and walk-in shower with rainfall shower, illuminated mirror, heated towel rail, spotlighting, extractor fan and UPVC double glazed window.

### BEDROOM 3

8' 6" x 6' 7" (2.59m x 2.01m) With UPVC double glazed window and radiator.

### OUTSIDE

To the front of the property there is a lawned garden with flowerbeds together with a driveway providing off road parking and access to a detached garage. A gate leads to the rear garden which is mainly laid to lawn with flowerbeds, patio seating area and garden shed.





**WEBSITE**

Our detailed website show 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](http://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 Gilson 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.

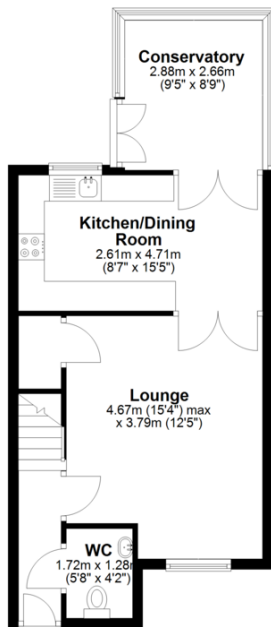
**GENERAL**

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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

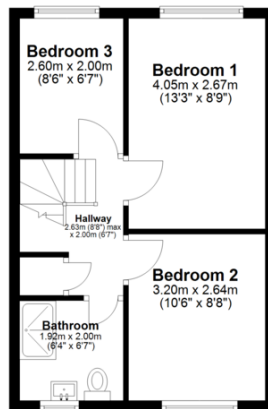
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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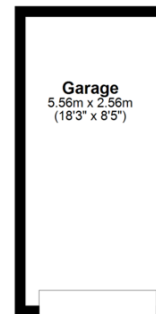
**Ground Floor**  
Approx. 45.2 sq. metres (486.5 sq. feet)



**First Floor**  
Approx. 35.0 sq. metres (376.3 sq. feet)



**Garage**  
Approx. 14.2 sq. metres (153.2 sq. feet)



Total area: approx. 94.4 sq. metres (1016.0 sq. feet)

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

Mundys Estate Agents  
Plan produced using PlanUp.

**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.

