



**1 Primrose Close,  
Market Rasen, LN8 3QX**



**Book a Viewing!**

**£400,000**

A superb four bedroom detached family home situated in a quiet cul-de-sac within the popular market town of Market Rasen. The property enjoys an attractive position overlooking a protected green space, with mature shrubs and trees providing a pleasant outlook. The property offers spacious and well planned accommodation arranged over two floors, including three reception rooms, a generous kitchen/breakfast room, utility room, four bedrooms, en-suite facilities and a family bathroom. Outside, there are well maintained front and rear gardens, off-road parking for multiple vehicles and a detached double garage. The south facing front garden overlooks the protected green space, while the secluded rear garden provides a good level of privacy and includes a spacious patio, mature planting and a small pond.





#### LOCATION

Market Rasen is a popular market town on the edge of the Lincolnshire Wolds, offering a good range of shops, supermarkets, cafés, restaurants, public houses and everyday amenities, together with local markets and healthcare facilities.

The town is well served by local schooling, including primary education and De Aston School, while Market Rasen railway station provides services towards Lincoln and Grimsby. The A46 is also readily accessible, providing road links towards Lincoln and the wider Lincolnshire area.

The surrounding countryside provides excellent opportunities for walking and cycling, with Market Rasen Racecourse and Golf Club also nearby.

#### ACCOMMODATION

##### HALL

With radiator, composite external door to the front elevation, doors off to the principal rooms and useful understairs storage.



#### LIVING ROOM

22' 9" x 12' (6.93m x 3.66m) With three radiators, uPVC double glazed dual-aspect windows to the front elevation, uPVC double glazed French patio doors opening onto the rear garden and gas fireplace.

#### DINING ROOM/SNUG

10' 5" x 12' (3.18m x 3.66m) With two radiators and uPVC double-glazed windows to the front elevation.

#### STUDY

6' 8" x 12' (2.03m x 3.66m) With radiator and uPVC double glazed window to the side elevation.

#### WC

3' 3" x 5' 5" (0.99m x 1.65m) With low level WC, wash hand basin, towel rail/radiator and extractor fan.

#### KITCHEN/DINING ROOM

12' 1" x 17' 10" (3.68m x 5.44m) With tiled flooring, uPVC double glazed window to the rear elevation, uPVC double glazed French patio doors opening to the rear garden and vertical radiator.

The kitchen is fitted with a range of wall and base units with worktops over, integrated double ovens, integrated induction hob with extractor fan over, integrated dishwasher and stainless steel sink with drainer. There is tiled splashback and space for a freestanding fridge/freezer.

#### UTILITY ROOM

8' 11" x 5' 7" (2.72m x 1.7m) With tiled flooring, radiator, uPVC double glazed window to the side elevation and uPVC double glazed frosted door providing access to the rear garden.

The utility room is fitted with base units, integrated stainless steel sink with drainer, worktops and tiled splashback, boiler alongside space and plumbing for a washing machine and dryer.

#### FIRST FLOOR LANDING

With uPVC double glazed window to the front elevation, radiator, doors off to the bedrooms and bathroom, airing cupboard and access to the roof void.

#### BEDROOM 1

18' 3" x 12' 9" (5.56m x 3.89m) With two radiators, uPVC double glazed window to the rear elevation, built-in wardrobes and door leading to the en-suite.

#### EN-SUITE

5' 4" x 8' 3" (1.63m x 2.51m) With vinyl flooring, low level WC, wash hand basin, integrated shower cubicle with dual showerhead, spotlighting, towel rail/radiator, uPVC double glazed frosted window to the side elevation and tiled walls.

#### BEDROOM 2

11' 4" x 15' 8" (3.45m x 4.78m) With radiator, built-in wardrobe and uPVC double glazed window to the rear elevation.





#### BEDROOM 3

11' 3" x 12' 4" (3.43m x 3.76m) With two radiators and uPVC double glazed windows to the front elevation.

#### BEDROOM 4

8' 1" x 12' 4" (2.46m x 3.76m) With two radiators and uPVC double glazed windows to the front elevation.

#### BATHROOM

6' 9" x 7' 5" (2.06m x 2.26m) With vinyl flooring, low level WC, wash hand basin, integrated bath with overhead shower, towel rail/radiator, uPVC double glazed frosted window to the rear elevation and tiled walls.

#### GARAGE

16' 6" x 17' 2" (5.03m x 5.23m) The property benefits from a detached double garage with two up-and-over doors, together with power and lighting.

#### OUTSIDE FRONT

The property occupies an attractive position overlooking a protected green space. The south facing front garden is laid predominantly to lawn with established flowerbeds, mature shrubs and trees.

There is off-road parking for multiple vehicles, together with access to the detached double garage and side access leading to the rear garden.

#### OUTSIDE REAR

The rear garden is well maintained and secluded, with a good sized lawn, mature shrubs and trees and a spacious patio providing an area for outdoor seating and entertaining. There is also a small pond and power supply to the rear garden. Side access provides a route through to the front of the property.

#### KEY FACTS FOR BUYERS

##### SERVICES

All mains services available. Gas central heating.

Annual maintenance charge for upkeep of Woodland Grove Conservation Area - £160.00

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**EPC RATING** – C.

**COUNCIL TAX BAND** – D.

**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](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

<https://www.mundys.net/referrals/>

#### 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

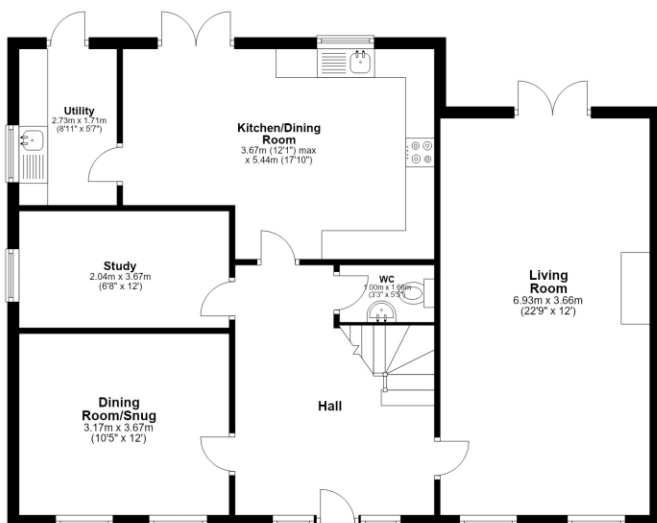
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

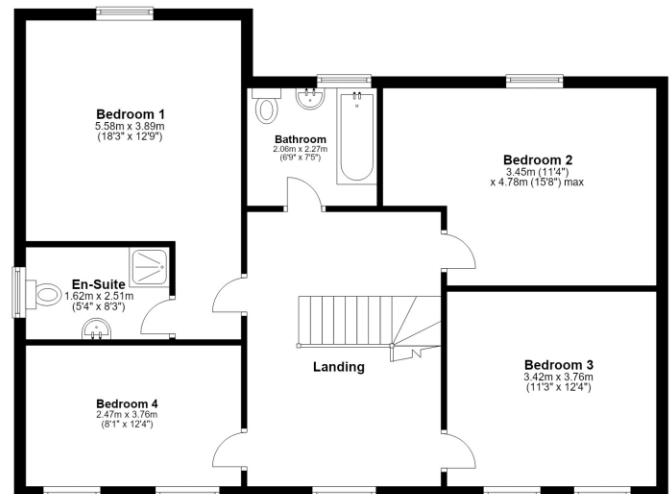
### Ground Floor

Approx. 85.1 sq. metres (915.7 sq. feet)



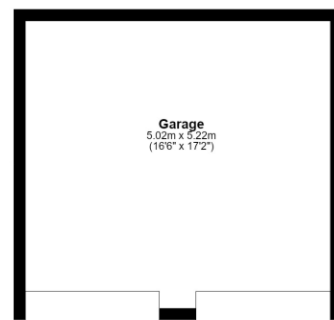
### First Floor

Approx. 82.1 sq. metres (884.2 sq. feet)



### Second Floor

Approx. 26.2 sq. metres (282.1 sq. feet)



Total area: approx. 193.4 sq. metres (2082.0 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**  
**Lincoln**  
**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**  
**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.



[www.mundys.net](http://www.mundys.net)