



**31 Prospect Place**  
Market Rasen, LN8 3AS



Book a Viewing!

**£240,000**

Ideally positioned in a tucked away location close to the heart of Market Rasen, this modern and spacious three bedroom detached family home offers immaculate and well planned living accommodation throughout. The property briefly comprises a welcoming Entrance Hall, Cloakroom/WC, comfortable Lounge and a contemporary Kitchen Diner. To the First Floor is a landing leading to three well appointed Bedrooms, including a master Bedroom with En-suite Shower Room, together with a stylish four piece Family Bathroom. Occupying a generous plot, the property benefits from a block paved driveway providing ample off street parking to the front and side. To the rear is a deceptively spacious, fully enclosed garden which is a real highlight of the home. Viewing is highly recommended to fully appreciate the location and accommodation on offer.



Prospect Place, Market Rasen, LN8 3AS



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – B.**

**COUNCIL TAX BAND – C.**

**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 staircase to the first floor, laminate flooring and radiator.

### CLOAKROOM/WC

With close coupled WC, wash hand basin, tiled flooring and splashbacks and radiator.

### KITCHEN/DINER

13' 2" x 12' 6" (4.02m x 3.83m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, gas hob with extractor fan over, integrated fridge freezer and dishwasher, space for washing machine, tiled flooring, spotlights radiator and double glazed bay window to the front aspect.

### LOUNGE

9' 5 (max)" x 13' 1 (max)" (5.92 m x 3.99m) With double glazed window to the rear aspect, double glazed French doors to the rear garden and two radiators.

### FIRST FLOOR LANDING

With double glazed window to the side aspect and radiator.

### BEDROOM 1

16' 3" x 10' 3" (4.97m x 3.13m) With double glazed window to the front aspect and radiator.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled flooring and splashbacks, chrome towel radiator and spotlights.

### BEDROOM 2

10' 3" x 9' 3" (3.13m x 2.83m) With two Velux windows to the rear aspect and radiator.

### BEDROOM 3

11' 10" x 8' 11" (3.63m x 2.72m) With double glazed window to the front aspect and radiator.

### BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled flooring and splashbacks, chrome towel radiator, spotlights and two Velux window to the rear aspect.

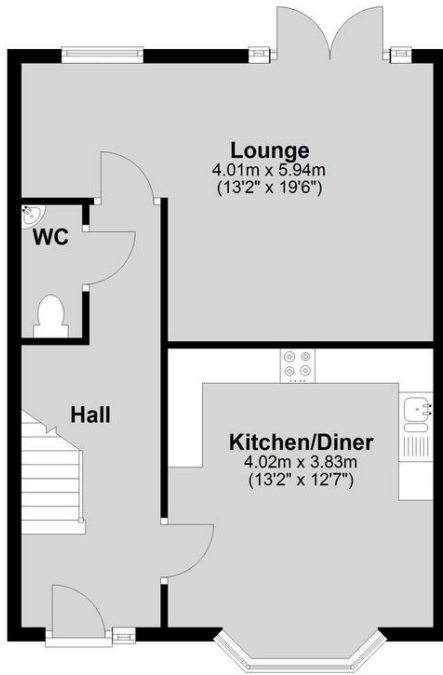
### OUTSIDE

To the front and side of the property there is a block paved driveway providing ample off street parking for multiple vehicles. To the rear there is a deceptively large enclosed rear garden laid mainly to lawn with patio seating area, decked seating area, flowerbeds and garden shed.





**Ground Floor**  
Approx. 48.6 sq. metres (523.1 sq. feet)



**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**

SMS & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Briddle 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 Calum 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 roughly checked.

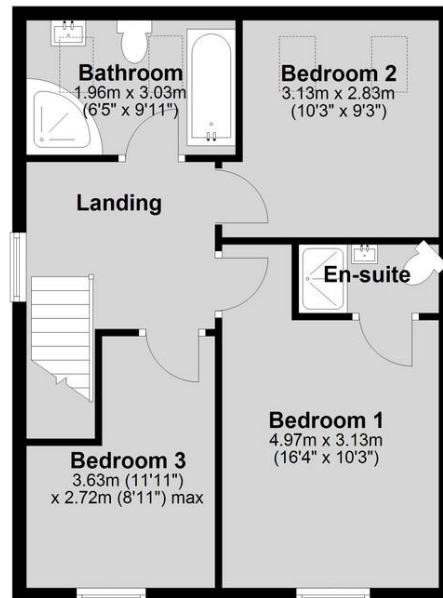
**GENERAL**

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 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 a not verified.

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**First Floor**  
Approx. 48.8 sq. metres (525.0 sq. feet)



Total area: approx. 97.4 sq. metres (1048.1 sq. feet)

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.

