



3 Old Brewery Court

Market Rasen, LN8 3SX



Book a Viewing!

£175,000

A well-presented modern three-bedroom end terraced property located within the centre of Market Rasen, within walking distance of the town centre which offers a range of local amenities including shops, supermarkets, train station and schooling. The property provides a spacious Open Plan Kitchen/Dining Room and a large Living Room. To the First Floor are three Bedrooms and a Family Bathroom. Outside, the property benefits from two allocated parking spaces to the front and a rear garden with artificial grass and patio area. This property may be of interest to first-time buyers or those seeking a conveniently located home. Viewing is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – A.

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

LIVING ROOM

13' 7" x 14' 6" (4.14m x 4.42m) With uPVC double glazed window to the front elevation, radiator, carpet flooring, external door and stairs rising to the first floor.

WC

6' 2" x 3' 2" (1.88m x 0.97m) With vinyl flooring, radiator, low level WC and wash hand basin.

KITCHEN/DINER

12' 7" x 6' 7" (3.84m x 2.01m) Fitted with a range of wall and base units with work surfaces, integrated electric oven, integrated induction hob with extractor fan over, integrated fridge freezer, double sink with drainer, vinyl flooring, radiator, uPVC double glazed window to the rear elevation and uPVC double glazed French patio doors to the rear.

HALLWAY

BEDROOM 1

9' 9" x 14' 7" (2.97m x 4.44m) With uPVC double glazed window to the front elevation, carpet flooring and radiator.

BEDROOM 2

10' 4" x 6' 8" (3.15m x 2.03m) With uPVC double glazed window to the rear elevation, carpet flooring and radiator.

BEDROOM 3

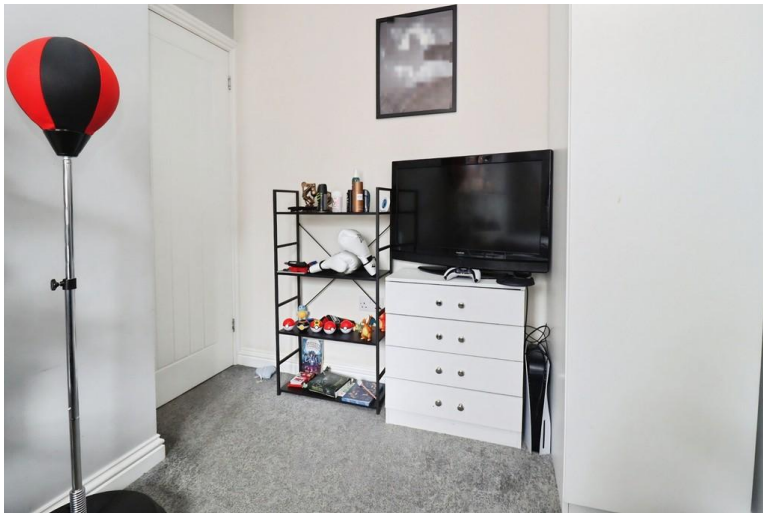
7' 1" x 6' 7" (2.16m x 2.01m) With uPVC double glazed window to the rear elevation, carpet flooring and radiator.

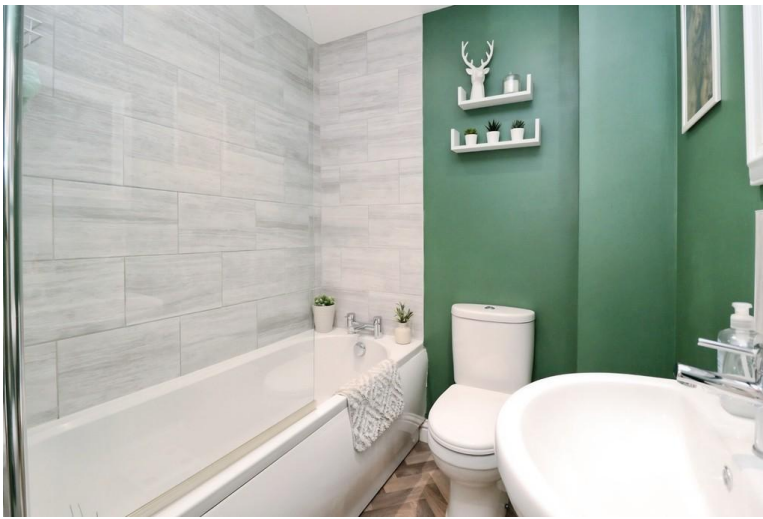
BATHROOM

5' 9" x 7' 9" (1.75m x 2.36m) With vinyl flooring, low level WC, wash hand basin, bath with overhead shower, radiator and airing cupboard.

OUTSIDE

To the front of the property there are two allocated off-road parking spaces. To the rear of the property there a paved patio area, artificial grass and a gate providing rear access.





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

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, 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 roughly checked.

GENERAL

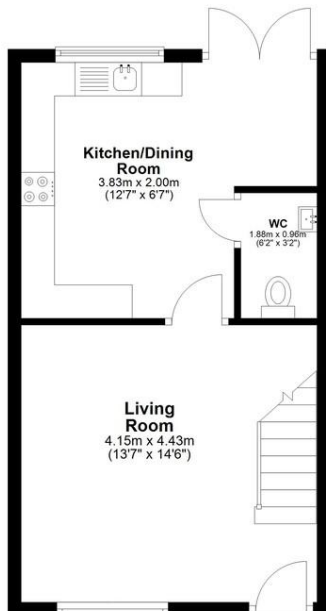
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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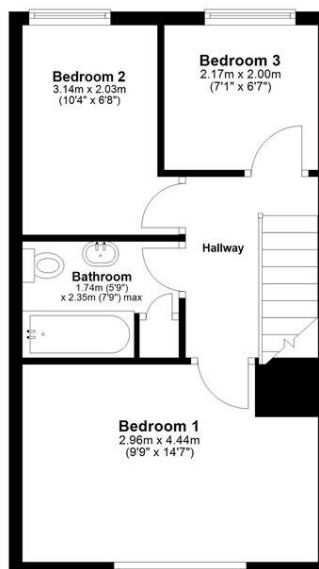
Ground Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



Total area: approx. 70.5 sq. metres (759.1 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
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.



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