



**2 George Road, Middle Rasen,
Market Rasen, LN8 3LH**



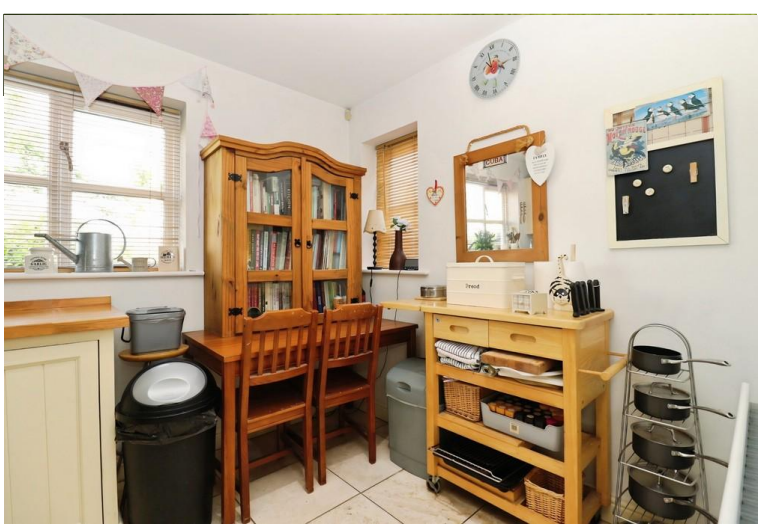
Book a Viewing!

£375,000

A spacious five-bedroom detached family home, ideally suited for family living and entertaining. The property is located within a quiet cul-de-sac position in the village of Middle Rasen, situated on the outskirts of the popular market town of Market Rasen. Externally, the property offers a well-maintained front garden with parking and access to the garage, whilst to the rear there is a spacious patio area and south-facing garden. Internally, the accommodation comprises a spacious Hallway with downstairs WC, Kitchen and Utility Room, Dining Room, Study/Family Room and a spacious Lounge. Upstairs consists of five Bedrooms, two of which benefit from En-suite facilities, along with a main Family Bathroom. Viewing is highly recommended to appreciate the standard of accommodation and private cul-de-sac position.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Middle Rasen is a village situated approx. 1 mile west of the larger town of Market Rasen and benefits from a Post Office and Village Shop, Village Bowling Green, Primary School (Ofsted Graded 'Good') St Peter's Church and Methodist Chapel, Village Hall and Bowling Green and a variety of community groups and events. 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 wooden flooring, external door to the front elevation, stairs rising to the first floor and under-stairs storage.

WC

6' 2" x 3' 6" (1.88m x 1.07m) With wooden flooring, low level WC, wash hand basin, double glazed window to the front elevation and tiled splashback.

KITCHEN

12' 11" x 14' 4" (3.94m x 4.37m) With tiled flooring, radiator, fitted with a range of wall and base units with central island, a large sink with drainer, space for a range cooker with extractor fan over, integrated fridge freezer, double glazed window to the front elevation and double glazed window to the side elevation.



UTILITY ROOM

4' 9" x 6' 9" (1.45m x 2.06m) With tiled flooring, radiator, fitted with a range of wall and base units with integrated stainless steel sink and drainer and access into garage.



DINING ROOM

11' 6" x 14' 6" (3.51m x 4.42m) With wooden flooring, radiators, double glazed windows and double patio doors to the rear elevation.

FAMILY ROOM/STUDY

16' 2" x 8' 10" (4.93m x 2.69m) With wooden flooring, radiator and double glazed windows to the side and front elevations.



LIVING ROOM

17' 8" x 18' 3" (5.38m x 5.56m) With wooden flooring, radiators, multi-fuel log burner, UPVC double glazed window to the rear elevation, UPVC double glazed windows and French patio doors to the rear elevation.

FIRST FLOOR LANDING

With carpet flooring and access to roof void.



BEDROOM 1

11' 7" x 18' 3" (3.53m x 5.56m) With carpet flooring, radiator, UPVC double glazed window to the rear elevation, double glazed window to the side elevation and door to en-suite.

EN-SUITE

5' 9" x 5' 9" (1.75m x 1.75m) With tiled flooring, radiator, low level WC, wash hand basin and a corner shower cubicle with tiled splashbacks.

BEDROOM 2

10' 11" x 6' 7" (3.33m x 2.01m) With carpet flooring, radiator, double glazed window to the front elevation and door to en-suite.



EN-SUITE

5' 11" x 3' 4" (1.8m x 1.02m) With tiled flooring, low level WC, wash hand basin and a corner shower cubicle with tiled surround.

BEDROOM 3

8' 11" x 14' 1" (2.72m x 4.29m) With carpet flooring, radiator, double glazed doors with windows to either side leading onto the balcony overlooking the rear elevation.

BALCONY

3' 10" x 14' 6" (1.17m x 4.42m) Positioned to the rear elevation with field views, tiled flooring and surrounding railings.



BEDROOM 4

11' 7" x 8' 11" (3.53m x 2.72m) With carpet flooring, radiator and a UPVC double glazed window to the side elevation.

BEDROOM 5

8' 6" x 8' 6" (2.59m x 2.59m) With carpet flooring, radiator and a double glazed window to the front elevation.

BATHROOM

7' 3" x 8' 11" (2.21m x 2.72m) With tiled flooring, low level WC, bath, wash hand basin and a corner shower cubicle with tiled surround.



OUTSIDE

To the front of the property there is a well-maintained lawn area with surrounding brick wall and shrubs, allocated parking space and access into the garage. To the rear of the property there is a well-maintained south-facing lawn, spacious paved patio area, door to the garage from the rear and access to the side elevation.



GARAGE

19' 8" x 9' 11" (5.99m x 3.02m) With an up and over door, boiler location, door to utility room, external door to the rear and a double glazed window to the rear elevation.

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

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 and Gilsen 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 and J Walter 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 015 22 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

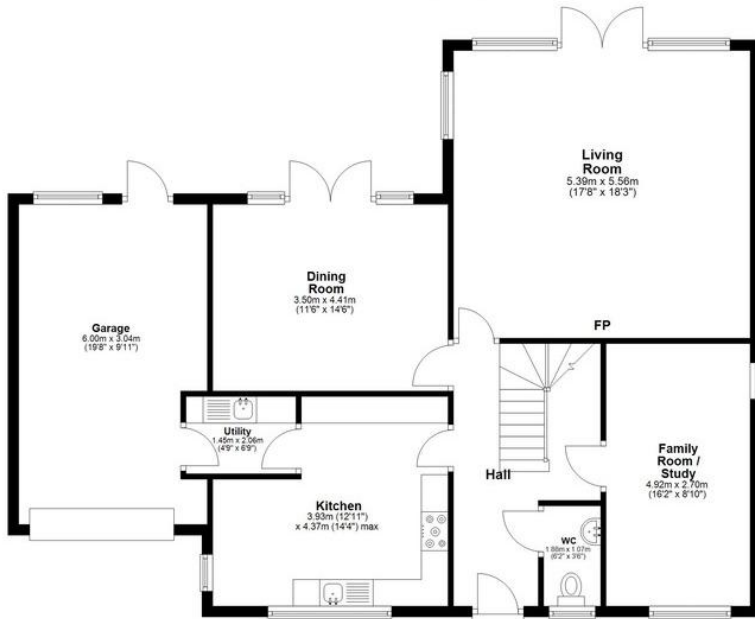
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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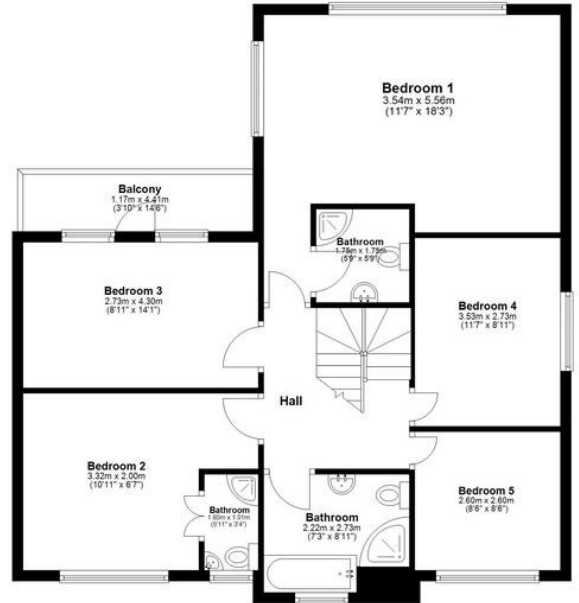
Ground Floor

Approx. 113.6 sq. metres (1222.3 sq. feet)



First Floor

Approx. 86.4 sq. metres (930.2 sq. feet) (excluding Balcony)



Total area: approx. 200.0 sq. metres (2152.5 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.



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