

16 The Furlongs,

Market Rasen, LN8 3DF

Book a Viewing!

£310,000

16 The Furlongs is a spacious family home situated within walking distance of Market Rasen town centre. Offering well proportioned accommodation, the property provides four bedrooms, an en-suite to the principal bedroom, a family bathroom and a range of versatile living spaces, making it well suited to family life.

The ground floor features a living room, separate snug, downstairs WC and a kitchen/breakfast room which opens into the dining area, creating a practical space for everyday living and entertaining. A separate utility room adds further convenience, while outside the property benefits from a driveway, store room and gardens to both the front and rear.





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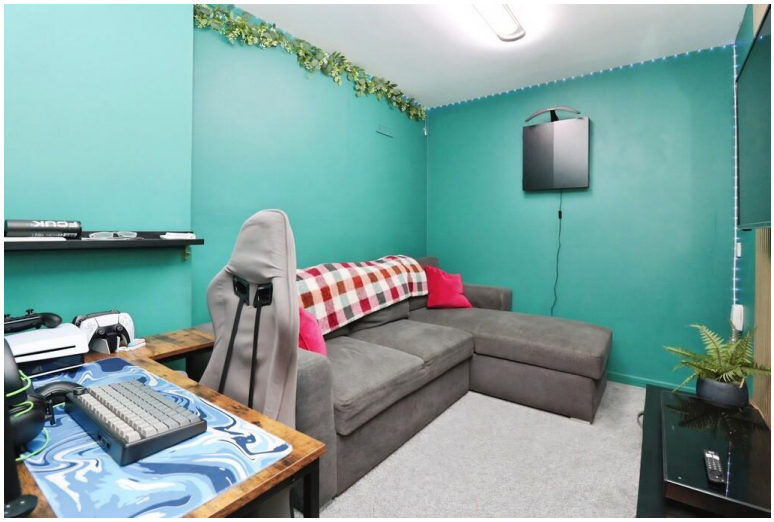


LOCATION
Market Rasen is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger Towns and City networks. The Town is renowned for its Golf Course and Racecourse and also has a wonderful range of 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

HALLWAY
With solid oak flooring, composite external door to the front elevation, radiator, stairs rising to the first floor, understairs storage and doors off to the principal rooms.

LIVING ROOM
18' x 17' (5.49m x 5.18m) With solid oak flooring, radiator, uPVC double glazed bay window to the front elevation and electric fireplace.









DINING AREA
11' x 10' 10" (3.35m x 3.3m) With tiled flooring, radiator and uPVC double glazed patio doors to the rear elevation, double doors open into the living room.

KITCHEN/BREAKFAST ROOM
12' 1" x 15' 2" (3.68m x 4.62m) Fitted with a range of wall and base units, work surfaces over and integrated Belfast sink, Range cooker with induction hob and extractor fan over, integrated dishwasher, an island with seating provides additional preparation and dining space, further space for a fridge/freezer, tiled flooring, uPVC double glazed windows to the rear elevation. The kitchen/breakfast room opens into the dining area.

UTILITY ROOM
5' 6" x 6' 5" (1.68m x 1.96m) With tiled flooring, radiator, base units with integrated stainless steel sink and drainer, space and plumbing for a washing machine, uPVC double glazed window to the rear elevation and uPVC double glazed external door to the rear.

SNUG
11' 4" x 7' 8" (3.45m x 2.34m)

CLOAKROOM/WC
2' 11" x 4' 11" (0.89m x 1.5m) With tiled flooring, radiator, low level WC, wash hand basin and uPVC double glazed frosted window to the side elevation.

FIRST FLOOR LANDING
With doors off to the bedrooms and bathroom and access to the roof void.

BEDROOM 1
11' 11" x 11' 11" (3.63m x 3.63m) With radiator, uPVC double glazed windows to the front elevation, built-in wardrobe and door leading to the en-suite shower room.

EN-SUITE SHOWER ROOM
5' 7" x 8' 6" (1.7m x 2.59m) With tiled flooring, radiator, low level WC, wash hand basin, shower cubicle, tiled walls and uPVC double glazed frosted window to the side elevation.

BEDROOM 2
11' 10" x 11' 4" (3.61m x 3.45m) With radiator, uPVC double glazed window to the front elevation, built-in wardrobe and storage cupboard.

BEDROOM 3
11' 5" x 8' 7" (3.48m x 2.62m) With radiator, uPVC double glazed window to the rear elevation and built-in wardrobe.

BEDROOM 4
9' 6" x 8' 4" (2.9m x 2.54m) With radiator and uPVC double glazed window to the rear elevation.

BATHROOM
5' 7" x 7' 5" (1.7m x 2.26m) With tiled flooring, low level WC, wash hand basin, integrated bath with dual taps and showerhead, radiator and uPVC double glazed frosted window to the rear elevation.









OUTSIDE FRONT
The property is approached via a driveway providing off-road parking, alongside a well maintained lawn, side access leads to the rear garden and access to the garage.

OUTSIDE REAR
The rear garden features a spacious, well maintained lawn and a paved patio area, providing space for outdoor seating and family use, side access leads to the front of the property.

STORE
4' 10" x 7' 8" (1.47m x 2.34m) The store has an up-and-over door to the front elevation, power and lighting.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

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

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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.

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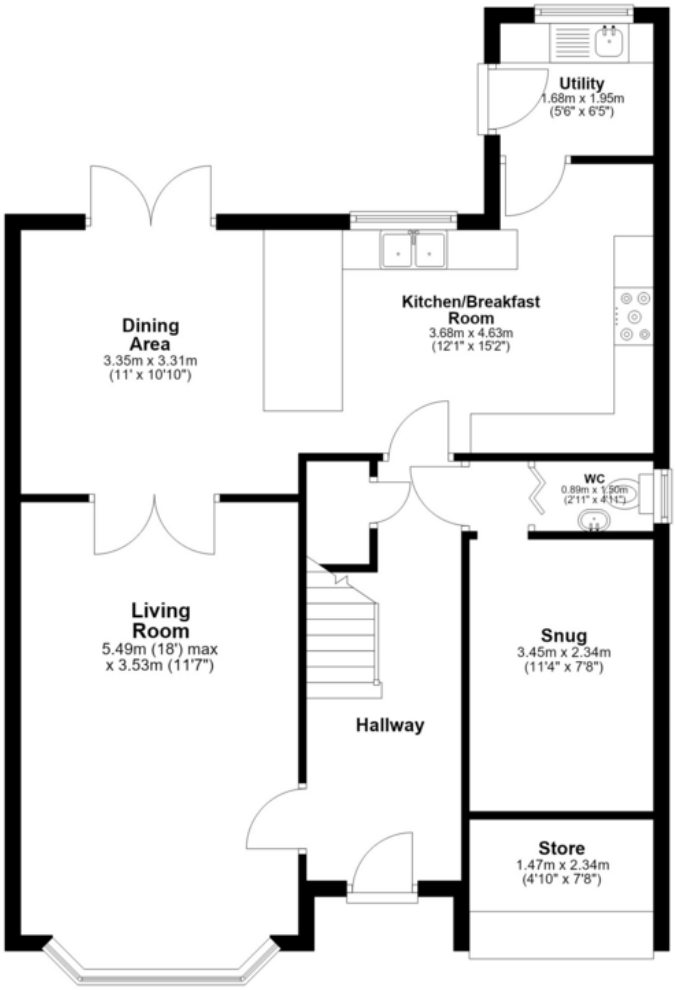
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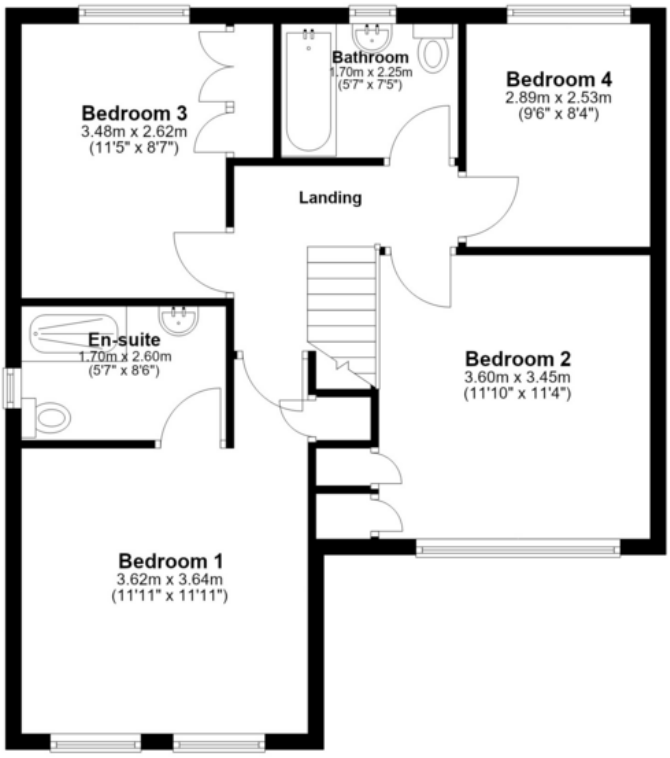
Ground Floor

Approx. 75.8 sq. metres (815.8 sq. feet)



First Floor

Approx. 61.9 sq. metres (666.6 sq. feet)



Total area: approx. 137.7 sq. metres (1482.5 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.

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LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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The Property Ombudsman