



Wilton, Gainsborough Road

Middle Rasen, LN8 3JR



Book a Viewing!

£295,000

Wilton is a well presented three bedroom bungalow situated between the village of Middle Rasen and the popular market town of Market Rasen. Market Rasen offers a range of local amenities including shops, schools, and transport links. The property benefits from generous off-road parking, a garage, and established gardens to both the front and rear. The rear garden enjoys open field views and offers a range of outdoor spaces including patio areas and a potting shed. Internally, the accommodation comprises a P orch, Kitchen, Living Room, Three Bedrooms and a Family Bathroom. Viewing is recommended to appreciate the accommodation and setting on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Middle Rasen is a thriving village situated approx 1 mile west of the larger town of Market Rasen and benefits from a Post Office and Village Shop, 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.



ACCOMODATION

PORCH

3' 0" x 4' 5" (0.91m x 1.35m) With tiled flooring, composite external door, composite door into hallway and uPVC double glazed windows to the front elevation.

HALL

With radiator and storage cupboard.

KITCHEN

13' 3" x 11' 11" (4.04m x 3.63m) With tiled flooring throughout, radiator, fitted with a range of wall and base units, integrated double stainless steel sink with drainer, range cooker with gas hob and extractor fan over and uPVC double glazed windows to the rear and side elevations.

BEDROOM THREE

13' 0" x 8' 6" (3.96m x 2.59m) With radiator, uPVC double glazed window to the rear elevation and built in wardrobe.

BEDROOM TWO

11' 4" x 8' 6" (3.45m x 2.59m) With radiator, uPVC double glazed window to the side elevation and built in wardrobe.

BEDROOM ONE

10' 8" x 11' 11" (3.25m x 3.63m) With radiator and uPVC double glazed bay window to the front elevation.

BATHROOM

9' 5" x 6' 10" (2.87m x 2.08m) With tiled flooring throughout, radiator and towel rail, low level WC, wash hand basin, bath with mixer taps, corner shower cubicle and uPVC double glazed frosted window to the rear elevation.

LIVING ROOM

19' 0" x 12' 6" (5.79m x 3.81m) With radiator, window to the front elevation and electric fireplace.

GARAGE

16' 5" x 8' 8" (5m x 2.64m) With uPVC external door and uPVC double glazed window to the rear elevation.

POTTING SHED

11' 4" x 5' 1" (3.45m x 1.55m) With uPVC double glazed windows to the rear elevation.

OUTSIDE

With block paved driveway leading to the garage. There is also a gravelled area providing off-road parking for multiple vehicles. To the rear there is a well maintained lawn with surrounding fencing, a brick wall to the front boundary and raised concrete patio area 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

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REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Butteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray 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 Water 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.

Clearings 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 HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey/MR ICS.

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

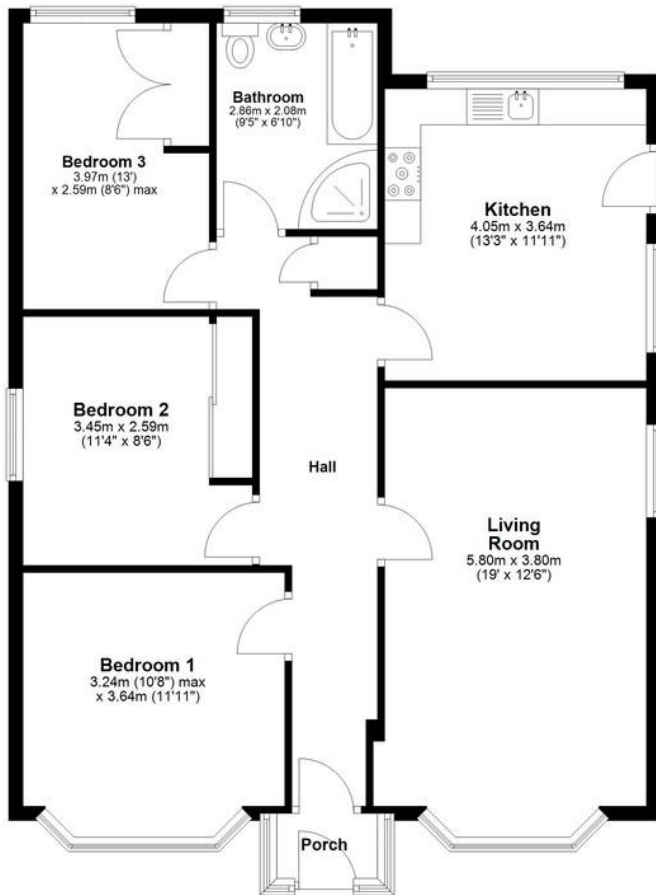
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

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 whatsoever 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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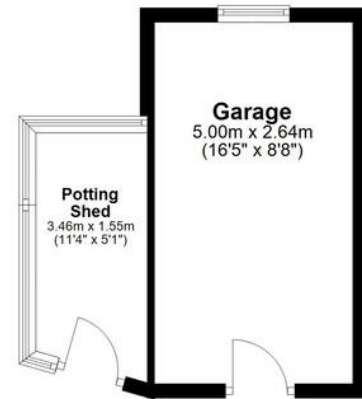
Ground Floor

Approx. 92.4 sq. metres (994.7 sq. feet)



Garage

Approx. 18.6 sq. metres (200.0 sq. feet)



Total area: approx. 111.0 sq. metres (1194.7 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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