



15 Lancaster Drive
Market Rasen, LN8 3GX



Book a Viewing!

£180,000

A well-presented two bedroom end terraced property situated in a quiet cul-de-sac location within walking distance of Market Rasen town centre, which offers a range of local amenities including a train station and shops. The property has recently been renovated and redecorated throughout and provides a ground floor WC, living room and kitchen/dining room with doors leading into a conservatory. To the first floor there are two double bedrooms and a bathroom. Outside, the property benefits from allocated parking for two vehicles and a rear garden comprising of a large paved patio area, shed and a stoned seating area with side access leading to the front. This property may be of interest to first-time buyers. Viewing is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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

HALL

With wooden external door, laminate flooring, radiator and doors leading to principal rooms.

WC

4' 6" x 3' 5" (1.37m x 1.04m) With laminate flooring, radiator, low level WC and wash hand basin.

LOUNGE

15' 4" x 13' 10" (4.67m x 4.22m) With lino flooring throughout, radiator, storage cupboard under the stairs, UPVC double glazed window to the front elevation and stairs rising to the first floor.

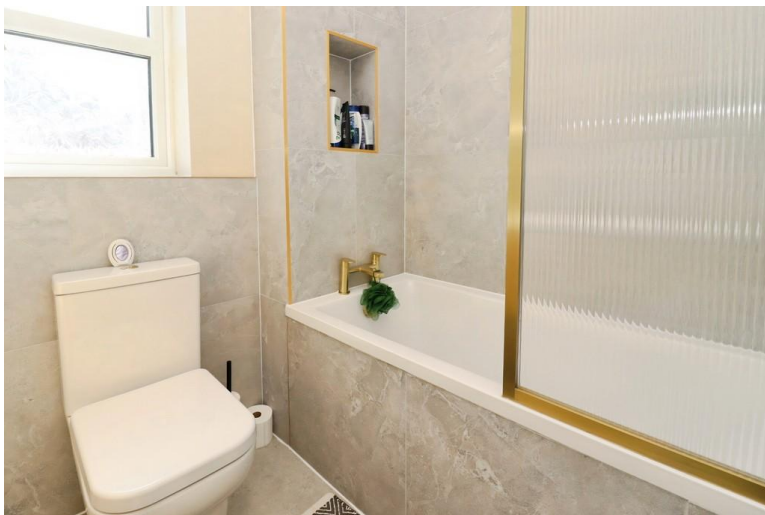


KITCHEN/DINER

9' 2" x 13' 10" (2.79m x 4.22m) With lino flooring throughout, fitted with a range of wall and base units, integrated electric oven, integrated gas hob, black granite sink with drainer, space for washing machine, boiler, radiator, UPVC double glazed door leading into the conservatory and UPVC window to the rear.

CONSERVATORY

9' 4" x 12' 4" (2.84m x 3.76m) With laminate flooring, UPVC double glazed windows to the sides and UPVC double glazed French patio doors opening into the rear garden.



FIRST FLOOR LANDING

With carpet and doors leading to all principal rooms.

BEDROOM 1

9' 2" x 13' 10" (2.79m x 4.22m) With carpet, radiator and UPVC double glazed window to the rear elevation.

BEDROOM 2

8' 6" x 11' 6" (2.59m x 3.51m) With carpet, radiator, UPVC double glazed window to the front elevation and doors leading to two storage cupboards.

BATHROOM

6' 6" x 6' 3" (1.98m x 1.91m) With lino flooring, low level WC, wash hand basin, radiator, bath with overhead shower, tiled splashback, tiling to ceiling around the bath and shower area and UPVC double glazed frosted window.



OUTSIDE

To the front of the property there is off road parking for two vehicles with side access to the rear. To the rear of the property there is a paved patio area leading onto a lawn with a large shed and stoned seating area.



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, 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 thoroughly checked.

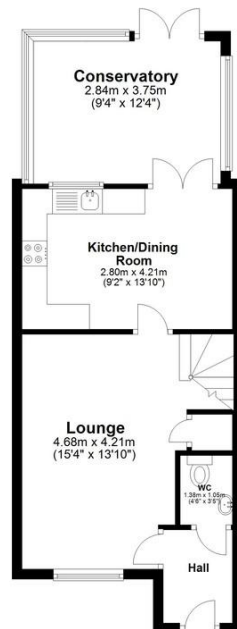
GENERAL

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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

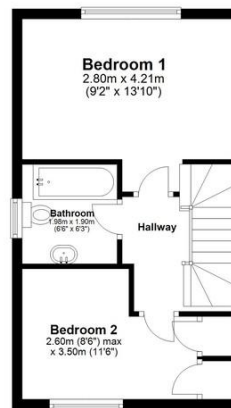
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor
Approx. 44.3 sq. metres (476.7 sq. feet)



First Floor
Approx. 31.9 sq. metres (343.5 sq. feet)



Total area: approx. 76.2 sq. metres (820.2 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.



www.mundys.net