



- Three Bedroom Family Home
- Modern Kitchen/Diner
- Nearby To Local Amenities
- Enclosed Private Garden
- Well-Presented Throughout
- En-Suite To Master
- Allocated Parking Space
- New Boiler Fitted 2024

Moorhen Close, Market Rasen, LN8 3TW
£195,000



WELL-PRESENTED 3 BEDROOM HOME IN POPULAR MARKET RASEN LOCATION! Starkey&Brown are delighted to offer for sale this well-presented three bedroom end-terrace property situated on Moorhen Close, a popular residential development in Market Rasen. The property enjoys an attractive outlook with open views towards the neighbouring playing field.

The accommodation briefly comprises entrance hall, downstairs WC, a comfortable and well-proportioned lounge, and a good sized kitchen diner which was fitted in 2023 and includes a range of units with integrated appliances. To the first floor there are three decent sized bedrooms, with the master benefiting from its own ensuite shower room, together with a family bathroom.

Outside, the property benefits from an allocated parking space and a pleasant rear garden offering a private outdoor space with lawn and seating areas.

Moorhen Close is ideally located within easy reach of a wide range of amenities including supermarkets, independent shops, cafés, pubs, restaurants, medical facilities, primary schools, leisure centre and Market Rasen train station with links to Lincoln and Grimsby. The property is also within walking distance of De Aston School, making it an excellent choice for families. Market Rasen Racecourse and attractive local countryside walks are also nearby.

Council tax band: B. Freehold.



Composite door leading to:

Entrance Hall

Tiled flooring. Access to:

Lounge

15' 1" x 13' 9" (4.59m x 4.19m)

A uPVC bay window to the side aspect, tiled flooring, 2 radiators, and LED lighting.

Kitchen Diner

15' 1" x 12' 5" (4.59m x 3.78m)

A range of wall and base units, integrated appliances including an electric oven with 4-ring gas hob and an extractor fan, a washing machine, a dishwasher, under cabinet LED lighting, tiled flooring, a uPVC double-glazed window to the rear aspect, a uPVC double-glazed door to side, space for a dining table, storage cupboard, a radiator and a boiler cupboard housing the boiler - 1 year old and serviced.

WC

Frosted uPVC double-glazed window to the front aspect, a low-level WC, a wash hand basin, tiled flooring, and a radiator.

First Floor Landing

Newly fitted carpet and an airing cupboard with a hot water tank.

Bedroom 1

12' 2" x 9' 1" (3.71m x 2.77m)

A uPVC double-glazed window to the side aspect, carpeted, LED lighting, fitted wardrobes, and a radiator. Access to:

En-Suite

Three-piece suite comprising a low-level WC, a shower cubicle, a wash hand basin, a uPVC double-glazed frosted window to the front aspect, and a radiator.

Bedroom 2

8' 11" x 8' 2" (2.72m x 2.49m)

A uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

Bedroom 3

8' 11" x 6' 5" (2.72m x 1.95m)

A uPVC double-glazed window to the rear of the property, carpeted, and a radiator.

Family Bathroom

Three-piece suite comprising a double-glazed frosted window to the front aspect, tiled floor, tiled walls, a low-level WC, a wash hand basin, a panelled bath with an overhead shower, an extractor fan, and a radiator.

Outside Front

One allocated parking space. Further visitor space shared with another property.

Outside Rear

A small patio area, fencing to the side, and a small lawned area.

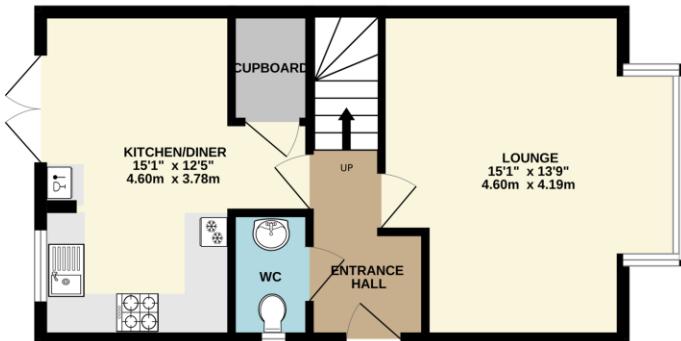
Agents Note

We have been informed by the vendors of the property that there are local maintenance charges of £150 per annum, paid every 6 months. Buyers are advised to fully inspect this before proceeding with an offer. Please call 01522 845 845 for further details.

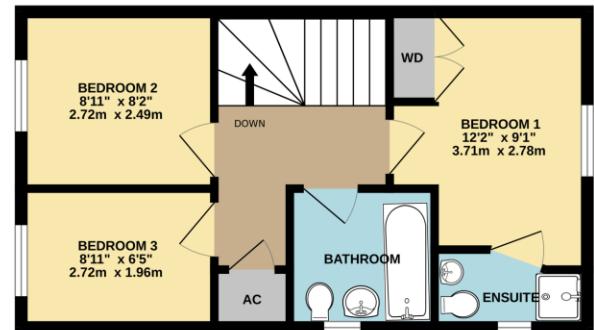




GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 809 sq.ft. (75.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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