



The Gables, 32 Caistor Road

Market Rasen, LN8 3JA

£315,000

REQUIRES MODERNISATION - POTENTIAL FOR EXTENSION / DEVELOPMENT (subject to necessary consents). A large non-estate detached bungalow, situated on a generous-sized plot close to Market Rasen town centre whilst also having access into Caistor and Lincoln. Internally, the property offers spacious living accommodation briefly comprising of Entrance Hallway, WC, Lounge, Dining Room, Kitchen, Conservatory, three Bedrooms, Bathroom, Store Room/Study and two further Store Rooms. Viewing of the property is essential to appreciate the plot on which the property sits within this popular town location. The property further benefits from No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E

COUNCIL TAX BAND – D

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 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 external door and two UPVC double glazed windows.

WC

With UPVC double glazed window, vinyl flooring, low level WC and wash hand basin.

LOUNGE

14' 11" x 12' 0" (4.55m x 3.66m), with two UPVC double glazed windows and radiator.

DINING ROOM

9' 11" x 9' 8" (3.02m x 2.95m), with UPVC double glazed window and radiator.



CONSERVATORY

11' 10" x 7' 6" (3.61m x 2.29m), with UPVC double glazed windows and sliding doors, power points and electric wall heater.

KITCHEN

10' 11" x 10' 6" (3.33m x 3.2m), with UPVC double glazed window, vinyl flooring, fitted with a range of wall and base units with drawers and work surfaces over, tiled splashback, stainless steel sink and drainer, space for freestanding cooker, plumbing/space for washing machine, gas-fired central heating boiler, radiator and sliding door to the pantry with shelving.

REAR HALLWAY

With timber external door and access to two storage rooms.



STORAGE

8' 11" x 4' 11" (2.72m x 1.5m)

STORAGE

5' 5" x 4' 5" (1.65m x 1.35m)

BEDROOM 1

13' 7" x 10' 6" (4.14m x 3.2m), with UPVC double glazed window and radiator.

BEDROOM 2

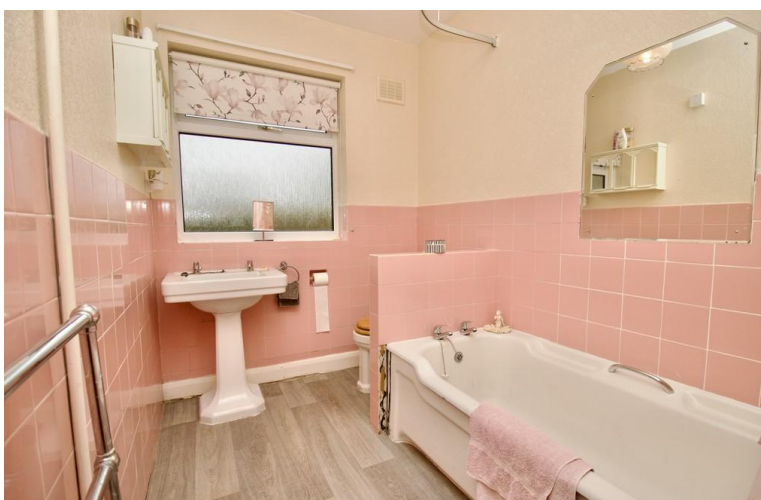
13' 7" x 10' 5" (4.14m x 3.18m), with UPVC double glazed window and radiator.

BEDROOM 3

10' 4" x 7' 11" (3.15m x 2.41m), with UPVC double glazed window and radiator.

STORE ROOM / STUDY

10' 4" x 4' 9" (3.15m x 1.45m), with UPVC double glazed window and fitted cupboards.



OUTSIDE

The property sits set back from the road with a large frontage which is mainly laid to lawn. There is a driveway providing ample off-street parking and giving access to the detached garage with a store to the rear. To the rear of the property there is a further generous garden which is mainly laid to lawn with a range of mature shrubs and trees.



WEBSITE

Our detailed website show 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 and Co, Bridge McFarland, Dale & 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 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 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 roughly 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:

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.

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Ground Floor

Approx. 118.4 sq. metres (1274.3 sq. feet)



Total area: approx. 118.4 sq. metres (1274.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

