



**31 Dovecote, Middle Rasen,
Market Rasen, LN8 3UD**

£329,950

A large, extended, four double bedroom detached family home, situated in this popular residential area within the village of Middle Rasen, backing onto open paddock views. The property enjoys gardens to the front and rear and there is a driveway providing off-street parking, giving access to a detached single garage. The property has privately owned solar roof panels which generate a yearly income. Internally the property is well presented. There is full gas central heating with a combination boiler and UPVC double glazed windows throughout. The living accommodation briefly comprises Hall, Downstairs WC with wash hand basin, large Lounge leading to a separate Family Room, Kitchen Diner, Dining Room and a large Conservatory overlooking the rear garden. The First Floor landing leads to four Double Bedrooms, one having an En-Suite Shower Room and built-in wardrobes. There is also a Family Shower Room. There are ample power points throughout the property including dedicated USB ports in three of the bedrooms. Viewing of the property is essential to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – D

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. It benefits from a Post Office and Village Shop, Primary School (Ofsted Graded 'Good'), St Peter's Church, Methodist Chapel, Village Hall, Bowling Green and a variety of community groups and events.



ACCOMMODATION

HALL

With external door, stairs to First Floor and radiator.

LOUNGE

20' 0" x 11' 4" (6.1m x 3.45m), with UPVC double glazed window, two radiators and double doors leading to Family Room.

DINING ROOM

11' 4" x 9' 9" (3.45m x 2.97m), with UPVC double glazed window and radiator.



KITCHEN/DINER

17' 1" x 14' 3" (5.21m x 4.34m), with tiled flooring, fitted with a range of wall and base units with drawers and work surfaces over, tiled splashback, stainless steel sink and drainer, Rangemaster cooker with extractor fan over, AEG fridge freezer, feature alcove/inglenook, dishwasher, radiator, door to walk-in larder and UPVC double glazed doors opening into:

CONSERVATORY

25' 4" x 13' 6" (7.72m x 4.11m), with UPVC double glazed windows and patio doors to garden, tiled flooring, radiator, lighting and power points.



FAMILY ROOM

14' 1" x 10' 11" (4.29m x 3.33m), with decorative fire surround and hearth, radiator, double doors to Lounge and UPVC double glazed doors to Conservatory.

DOWNSTAIRS CLOAKROOM

With vinyl flooring, low level WC, wash hand basin, panel boarding, heated towel rail and UPVC double glazed window.



FIRST FLOOR LANDING

With access to insulated loft area via built-in ladder, shelved storage cupboard and further cupboard housing the Worcester Bosch gas-fired central heating boiler.

BEDROOM 1

14' 11" x 11' 10" (4.55m x 3.61m), with UPVC double glazed window, built-in wardrobes, storage cupboard, radiator, USB ports and views onto surrounding countryside.



EN-SUITE

11' 7" x 5' 1" (3.53m x 1.55m), with UPVC double glazed window, vinyl flooring, low level WC, two wash hand basins, large shower cubicle with panel boarding surround, shaving socket, heated towel rail and spotlighting.

BEDROOM 2

11' 7" x 11' 6" (3.53m x 3.51m), with UPVC double glazed window, radiator and USB ports.

BEDROOM 3

10' 7" x 9' 9" (3.23m x 2.97m), with UPVC double glazed window, radiator and USB ports.



BEDROOM 4

9' 9" x 9' 2" (2.97m x 2.79m), with UPVC double glazed window and radiator.

FAMILY SHOWER ROOM

7' 5" x 5' 6" (2.26m x 1.68m), with UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, shaving socket, part-tiled walls, heated towel rail and spotlighting.



OUTSIDE

To the front of the property there is an attractive garden with flowerbed surround and mature shrubs and trees. There is a driveway to the side providing off-street parking and giving access to the single garage which has a light and power point. Side access leads to the rear garden which is laid mainly to lawn with patio seating areas and a large timber garden shed.



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 mumdys.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

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Mundys Financial Services 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.

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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

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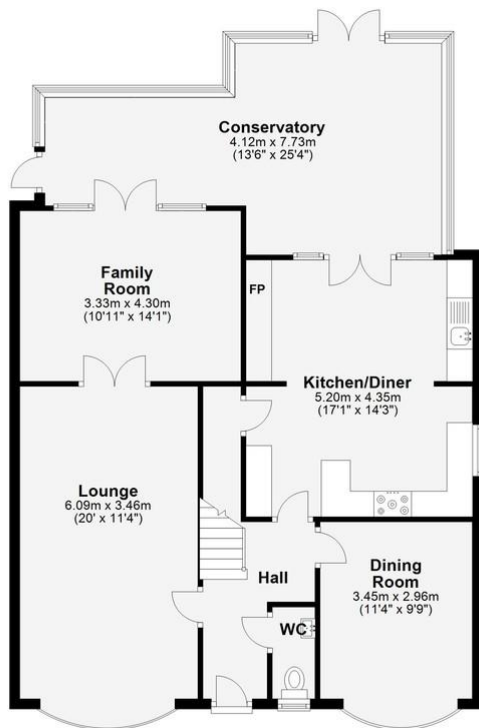
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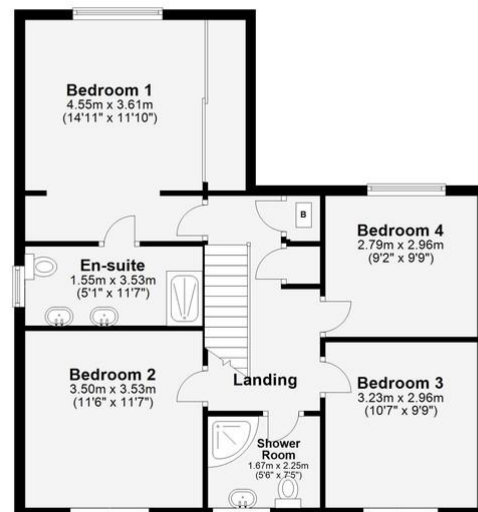
Ground Floor

Approx. 105.0 sq. metres (1130.1 sq. feet)



First Floor

Approx. 69.5 sq. metres (748.1 sq. feet)



Total area: approx. 174.5 sq. metres (1878.1 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.

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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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