



4 Bracken Way

Market Rasen, LN8 3QA

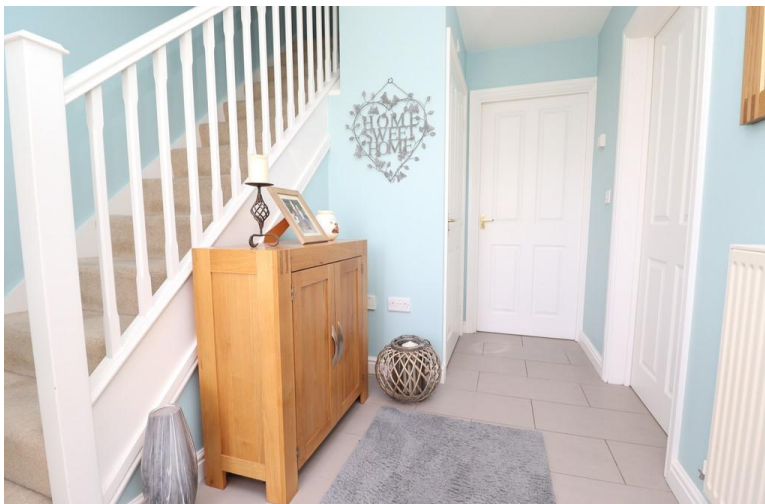


Book a Viewing!

£269,950

A three bedroom modern detached property situated in a tucked away position in the popular Market Town of Market Rasen. The well-presented accommodation comprises of Hall, modern fitted Kitchen diner, Utility Room, Lounge and a First Floor Landing leading to three Double Bedrooms, Master with En-Suite Shower Room and Family Bathroom. The property has a gravelled Front Garden, a Side Driveway, a Single Garage and an enclosed Rear Garden. Viewing is highly recommended to appreciate the immaculate accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – C.

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').



HALL

With staircase to the First Floor, tiled flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit, tiled flooring, tiled splashbacks and radiator.

LOUNGE

14' 9" x 16' 9" (4.52m x 5.13m), with two double glazed windows to the front aspect and two radiators.

KITCHEN/DINER

20' 4" x 8' 10" (6.20m x 2.70m), Newly fitted with a stylish range of wall and base units with work surfaces over, ceramic 1.5 sink with side drainer and mixer tap over, integrated dishwasher and fridge, electric oven, gas hob with extractor fan over, tiled flooring, spotlights, radiator, double glazed window to the rear aspect and double glazed sliding doors to the rear garden.

UTILITY ROOM

8' 8" x 5' 2" (2.66m x 1.60m), with wall and base units with work surfaces over, spaces for a washing machine and tumble dryer, wall-mounted gas-fired central heating boiler, tiled flooring and door to the Rear Garden.

FIRST FLOOR LANDING

With radiator, airing cupboard and loft access point.

BEDROOM 1

13' 9" x 9' 10" (4.21m x 3.02m), with double glazed window to the rear aspect, double wardrobe and radiator.



EN SUITE SHOWER ROOM

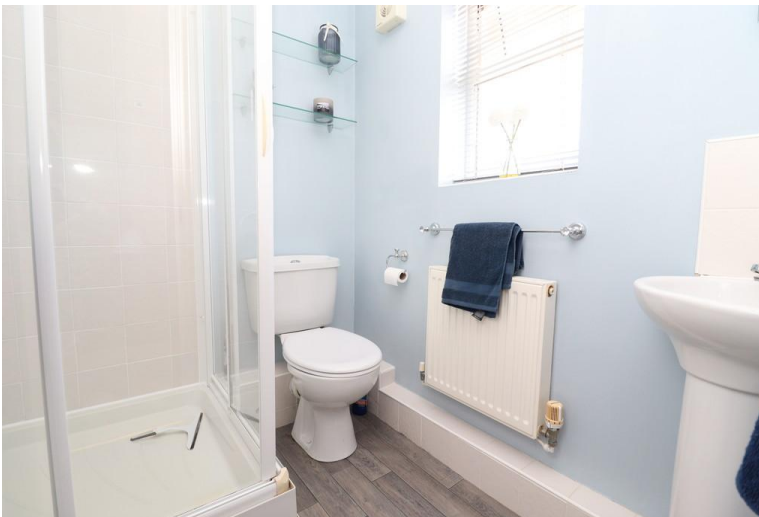
Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator, spotlights and double glazed window to the rear aspect.

BEDROOM 2

12' 6 (max)" x 10' 4 (max)" (3.81m x 3.15m), with two double glazed windows to the front aspect, overstairs storage cupboard and radiator.

BEDROOM 3

10' 2" x 9' 9" (3.12m x 2.98m), with double glazed window to the front aspect, double wardrobe, laminate flooring and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, part tiled walls, towel radiator, spotlights and double glazed window to the rear aspect.





OUTSIDE

The property sits on the edge of the estate in a cul de sac position, with open field views to the front. There are gravelled front and side gardens and a side driveway providing off-street parking and access to the single garage, with up and over door, light and power. To the rear there is a private and enclosed garden, laid mainly to lawn with mature shrubs and flowerbeds and patio seating area with lighting.

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 and Co, 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 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.

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

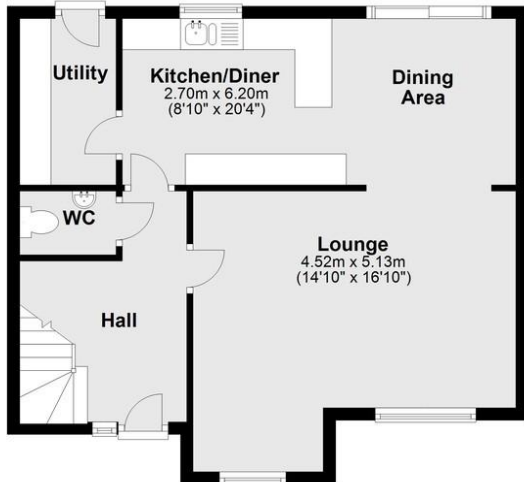
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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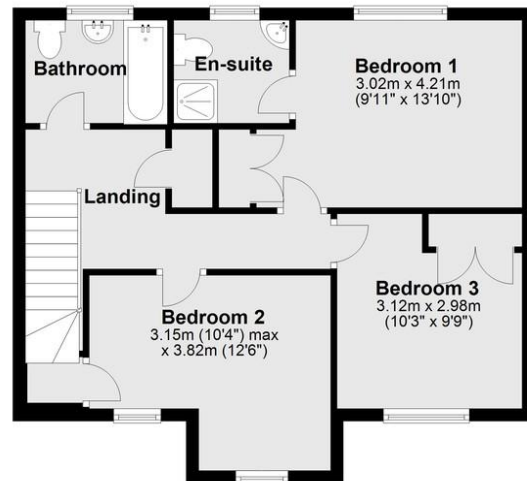
Ground Floor

Approx. 51.9 sq. metres (558.2 sq. feet)



First Floor

Approx. 51.7 sq. metres (557.0 sq. feet)



Total area: approx. 103.6 sq. metres (1115.2 sq. feet)

For illustration purposes only.
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.

