



## End Cottage, Rear of 25 King Street Market Rasen, LN8 3BB



Book a Viewing!

**£79,950**

A one bedroomed end terraced cottage situated in the centre of the Market Town of Market Rasen and close to a local range of shops and facilities. The property is set back from the road and down a private passageway leading to the cottage and secluded gardens. Internally, the property has been recently redecorated and has newly fitted carpets and flooring in the bathroom. The accommodation comprises of a Living/Kitchen Area and a First Floor Landing leading to a Bathroom and Bedroom. This property would be well suited to a first time buyer or a buy to let investor. The property is being sold with No Onward Chain.



# King Street, Market Rasen, LN8 3BB

## SERVICES

All mains services available. Gas central heating.

## EPC RATING – D

## 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 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

### KITCHEN & LIVING

15' 9" x 10' 5" (4.8m x 3.18m), with two UPVC double glazed windows, UPVC double glazed door, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, gas fired central heating boiler, two radiators, space for free standing cooker with extractor fan over, space for fridge, plumbing for washing machine and stairs to the first floor.

### FIRST FLOOR LANDING

With access to the bathroom.

### BATHROOM

7' 3" x 5' 10" (2.21m x 1.78m), with UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, bath and radiator.

### BEDROOM

10' 5" x 9' 8" (3.18m x 2.95m), with UPVC double glazed window, radiator and fitted shelving space.

### OUTSIDE

There are secluded gardens with a low maintenance gravelled area, a garden shed and a raised lawned garden with a variety of shrubs.

### 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](http://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 & Better Edge, 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 roughly checked.

### GENERAL

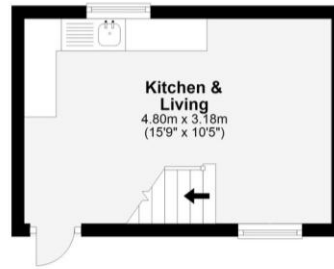
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for these lives and the vendors (Lessors) for whom they act as Agents give notice that:

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 here in as not verified.

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### Ground Floor

Approx. 15.3 sq. metres (164.3 sq. feet)



### First Floor

Approx. 15.3 sq. metres (164.3 sq. feet)



Total area: approx. 30.5 sq. metres (328.6 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.

