



**Geneva, Mill Road**  
Market Rasen, LN8 3BP



Book a Viewing!

**£215,000**

This detached bungalow is situated in the heart of Market Rasen, a historic market town in Lincolnshire, known for its well-established community and amenities. The property is located just a short walk from the local doctors' surgery and within easy reach of the town centre, which offers a range of shops, cafes and services. Market Rasen is also home to a racecourse and benefits from good transport links, providing easy access to nearby towns of Louth and Caistor and the city of Lincoln. The bungalow features three spacious double Bedrooms and a modern Wet Room. The Kitchen is fitted with modern units and includes integrated appliances of oven, hob, and extractor. The dual-aspect Lounge has doors leading directly into the garden. Off the Kitchen, a Conservatory offers additional living space. Outside, the property boasts gardens to the front and side, with a hard-standing seating area at the rear. A shared driveway provides access to private off-road parking, along with a single garage. There is No Onward Chain.





**SERVICES**

Mains Electricity. Oil Fired Central Heating.

**EPC RATING** – to follow D.

**COUNCIL TAX BAND** – B.

**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 guest houses, 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').



#### HALLWAY

With uPVC double glazed external door, solid wood flooring, access to roof void and airing cupboard housing hot water cylinder.

#### LOUNGE

16' 4" x 10' 6" (4.98m x 3.2m) With uPVC double glazed window and sliding doors, radiator and electric fire.

#### KITCHEN

13' 9" x 10' 6" (4.19m x 3.2m) With uPVC double glazed window, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, stainless steel sink and drainer unit, integral oven, four ring gas hob with extractor fan over, space for fridge freezer, plumbing and space for washing machine, radiator and access to a pantry.

#### CONSERVATORY

7' 6" x 6' 7" (2.29m x 2.01m) With uPVC double glazed windows and door, vinyl flooring and radiator.



#### BEDROOM 1

10' 0" x 10' 0" (3.05m x 3.05m) With uPVC double glazed window and radiator.

#### BEDROOM 2

11' 11" x 10' 0" (3.63m x 3.05m) With uPVC double glazed window and radiator.



#### BEDROOM 3

11' 0" x 10' 0" (3.35m x 3.05m) With uPVC double glazed window and radiator.

#### WET ROOM

7' 10" x 6' 8" (2.39m x 2.03m) With uPVC double glazed window, partly tiled walls, low level WC, wash hand basin, walk in shower area with electric shower and wet room drain, storage cupboard and drawers and heated towel rail.

#### OUTSIDE

The property has lawned gardens to the front and side aspect with a wide variety of plants, shrubs and trees. A shared gravel driveway provides access to the rear of the property, leading to a driveway which provides off street parking and access to the detached single garage. There is an additional hardstanding / seating area to the rear.



#### GARAGE

With a remote controlled electric door, power and lighting.



**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](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**

SMS & 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 Calum 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**

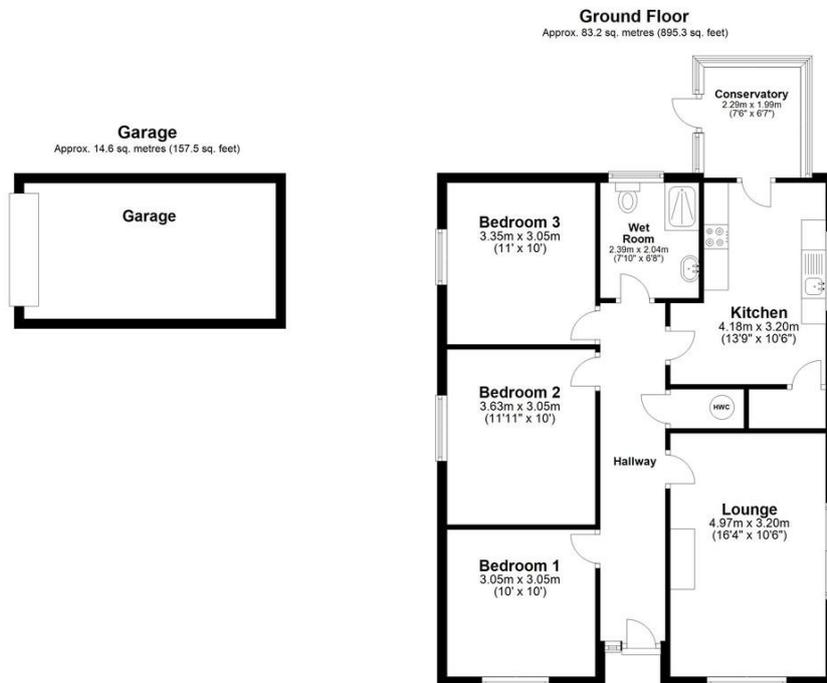
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

**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 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.
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Total area: approx. 97.8 sq. metres (1052.8 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  
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LN8 3EH

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