



## Eden House, Brigg Road

South Kelsey, Market Rasen, LN7 6PQ



Book a Viewing!

**£299,995**

This extended detached house is situated in a non-estate location on a generous-sized plot, offering ample off-road parking. The entrance hall provides access to two traditional Reception Rooms comprising a Sitting Room and a Dining Room. Additionally, there is a large Lounge featuring a log burner, which leads to a Conservatory overlooking the rear garden. The property includes a Breakfast Kitchen with an adjoining Utility Room and a spacious downstairs Shower Room. On the First Floor, a Landing gives access to three double Bedrooms, a Family Bathroom and a separate WC. Externally, the house benefits from a lawned frontage and a side driveway that leads to the gardens. The rear gardens are mainly lawned and feature a decking area, mature shrubs and a shed offering a well-established outdoor space. Located in South Kelsey, Lincolnshire, the house offers convenient access to nearby towns, including Brigg, Market Rasen and Lincoln, which provide a range of local amenities and transport links and also benefits from being within the catchment area for Caistor Grammar School.





**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 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').





#### ENTRANCE HALL

With composite external door, laminate flooring and stairs to first floor.

#### FAMILY ROOM

With UPVC double glazed window, fireplace, laminate flooring, radiator and wall lighting.

#### DINING ROOM

With UPVC double glazed window, laminate flooring, feature fireplace and surround, radiator and under stairs storage cupboard.

#### LOUNGE

With UPVC double glazed double doors, laminate flooring, radiator and log burner.



#### CONSERVATORY

With UPVC double glazed windows and double doors, laminate flooring and power points.

#### KITCHEN

With two UPVC double glazed windows, external door, radiator and fitted with a range of wall, drawers and base units with work surfaces over and tiled splashbacks, composite sink and drainer and Range cooker with five ring gas burners.

#### UTILITY ROOM

With UPVC double glazed window, wall and base units with work surfaces over and plumbing and space for washing machine.



#### SHOWER ROOM

With UPVC double glazed window, low level WC, wash hand basin, shower cubicle with panel boarding surround, two radiators and shelving.

#### FIRST FLOOR LANDING

With access to roof void.

#### BEDROOM 1

With UPVC double glazed window, fireplace with electric fire, over stairs storage cupboard and radiator.

#### BEDROOM 2

With UPVC double glazed window and radiator.

#### BEDROOM 3

With UPVC double glazed window and radiator.



#### BATHROOM

With UPVC double glazed window, vinyl flooring, partly tiled walls, low level WC, wash hand basin with cupboards and drawers below, bath with shower over and radiator.

#### WC

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



## OUTSIDE

To the front of the property there are lawned gardens with surrounding flower beds and access to the side of the property which leads to the rear. To the rear of the property there are generous sized gardens which are mainly laid to lawn with a variety of mature plants and shrubs, a raised decking seating area, decorative gravelled and wood chip areas and a block paved driveway providing off street parking.

### 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 & 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.

Coverings 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

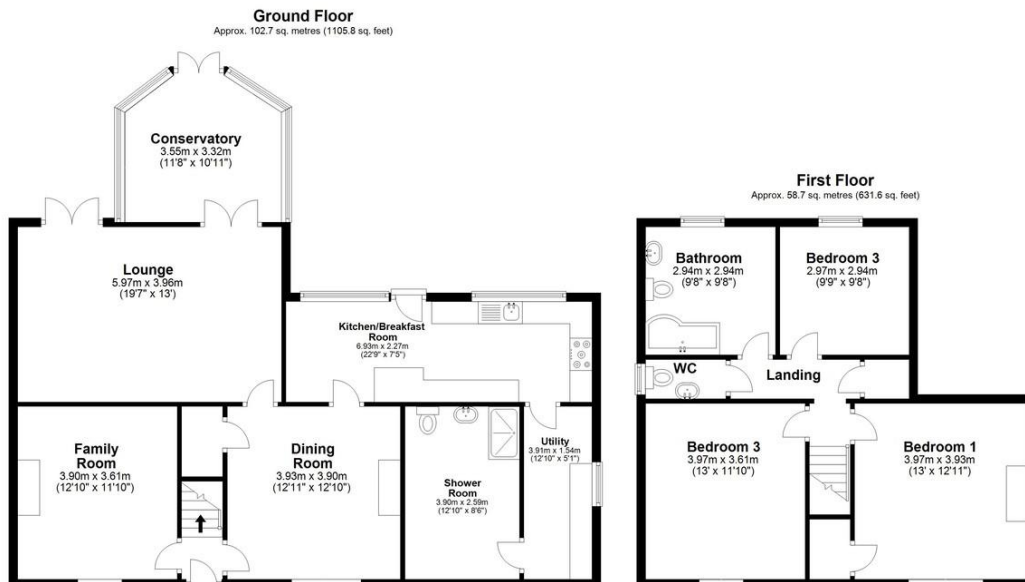
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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 are 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. 161.4 sq. metres (1737.4 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

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 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.

