



10 Walnut Court

Market Rasen, LN8 3BA



Book a Viewing!

£138,500

NO ONWARD CHAIN - A two bedroomed end town house located in a quiet cul-de-sac just off Chapman Street and within walking distance of the Town Centre and the Train Station. The property benefits from having a driveway providing ample off road parking and there is a lawned garden with patio area to the rear. Internally the property offers living accommodation briefly comprising of Lounge, Kitchen Diner, WC and First Floor Landing leading to two Bedrooms and Bathroom.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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 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').



LOUNGE

14' 6" x 12' 2" (4.42m x 3.71m) With timber double glazed bay window, further timber window, timber external door, stairs to the First Floor Landing and two radiators.

KITCHEN/DINER

12' 2" x 7' 8" (3.71m x 2.34m) With uPVC double glazed external door, timber double glazed window, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over and matching up-stands, integral oven and four ring gas hob with stainless steel splash-back and extractor fan over, 1 1/2 bowl stainless steel sink unit and drainer with mixer tap, plumbing and space for a washing machine, space for a fridge freezer, radiator, coving to ceiling and wall mounted gas fired central heating boiler.



WC

With vinyl flooring, low level WC, wash hand basin with tiled splash-back, radiator and extractor fan.

FIRST FLOOR LANDING

With access to roof void, radiator and storage cupboard.

BEDROOM 1

11' 8" x 9' 1" (3.56m x 2.77m) With three timber double glazed windows, built-in wardrobe and radiator.

BEDROOM 2

13' 9" x 5' 11" (4.19m x 1.8m) With three timber double glazed windows and radiator.

BATHROOM

7' 1" x 5' 11" (2.16m x 1.8m) With timber double glazed window, vinyl flooring, partly tiled walls, WC, wash hand basin with tiled splash-back, bath with shower attachment, radiator and extractor fan.



OUTSIDE

To the front of the property there is a gravelled driveway providing ample off road parking, with a lawned area to the side and a decorative slated area. There is side access leading to the rear garden which is principally laid to lawn with a paved seating area.





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 Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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.

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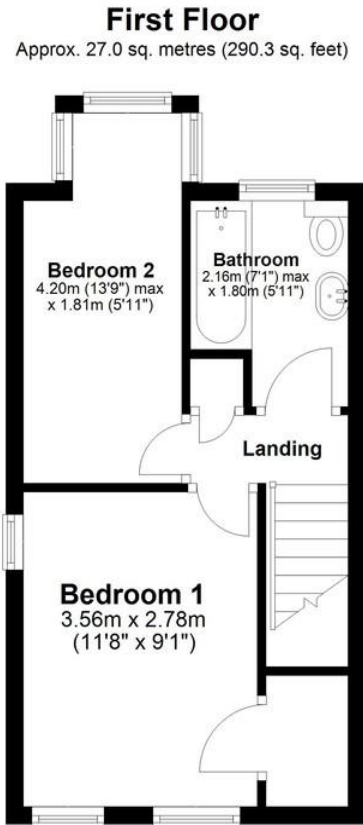
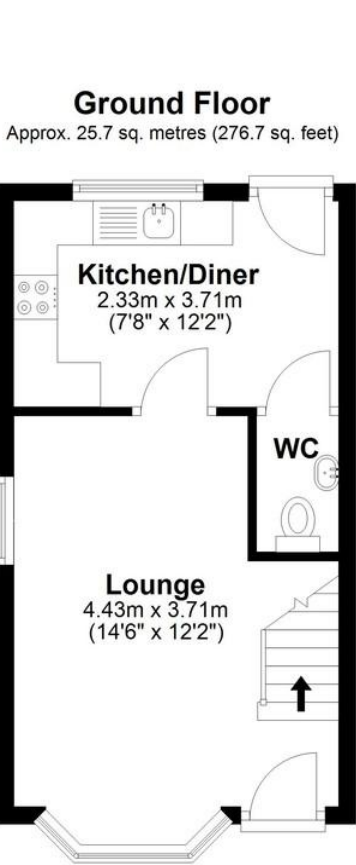
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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:

- 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. 52.7 sq. metres (567.0 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
Lincoln
LN2 1AS

22 Queen Street
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