



The Milestone, Gainsborough Road

Middle Rasen, Market Rasen, LN8 3JS



Book a Viewing!

£298,500

A spacious four bedroom detached house in the heart of Middle Rasen, with well-presented accommodation comprising of welcoming Entrance Hall, Cloakroom/WC, Lounge/Diner, Kitchen and a First Floor Landing leading to four Bedrooms and four piece Family Bathroom. Outside there is a front garden, driveway for multiple vehicles, a garage and a generous rear garden. Viewing of this fine family home is highly recommended.



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SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC RATING – F.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Middle Rasen is a thriving village situated approx 1 mile west of the larger town of Market Rasen and benefits from a Post Office and Village Shop, Primary School (Ofsted Graded 'Good') St Peter's Church and Methodist Chapel, Village Hall and Bowling Green and a variety of community groups and events.



ACCOMMODATION

HALL

With staircase to the first floor, understairs storage cupboard, double glazed window to the side aspect, wood effect flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, tiled splashbacks and spaces for washing machine and tumble dryer.

LOUNGE/DINER

16' 11" x 20' 5" (5.18m x 6.23m) With double glazed picture window to the front aspect, two double glazed sliding patio doors to the rear garden, log burner set within a feature fireplace and a radiator.

KITCHEN

12' 7" x 8' 9" (3.86m x 2.69m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan over, spaces for fridge freezer and dishwasher, tiled splashbacks, radiator, double glazed window to the rear aspect and door to the garden.

FIRST FLOOR LANDING

With double glazed window to the front aspect and radiator.



BEDROOM 1

17' 0" x 10' 6" (5.20m x 3.22m) With double glazed window to the front aspect and radiator.

BEDROOM 2

11' 2" x 9' 5" (3.42m x 2.88m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

12' 7" x 7' 6" (3.86m x 2.30m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

8' 11" x 7' 5" (2.73m x 2.28m) With double glazed window to the front aspect and radiator.



BATHROOM

Fitted with a four piece suite comprising of shower cubicle, panelled bath, close coupled WC and wash hand basin in a vanity unit, tiled splashbacks, airing cupboard and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a lawned garden and a driveway providing off street parking for multiple vehicles and giving access to the garage. The garage has an up and over door to the front, side personal door, light and power. To the rear of the property there is a generous garden laid mainly to lawn with mature shrubs and trees.





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.

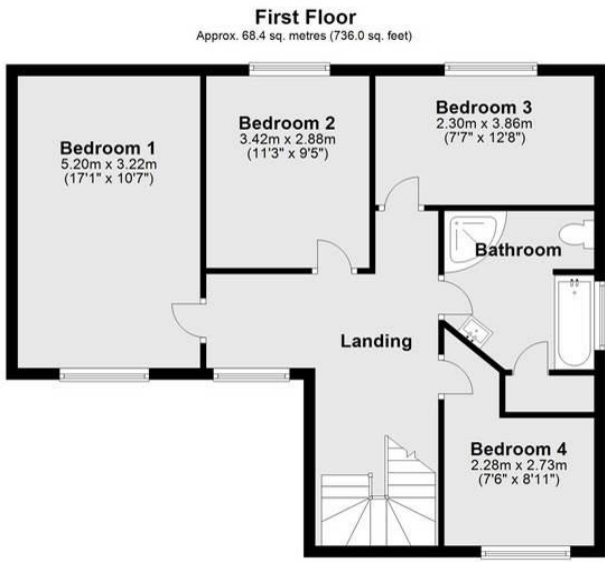
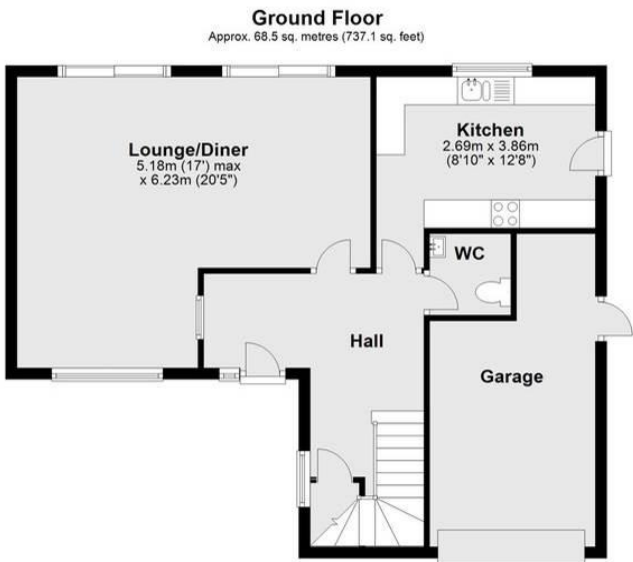
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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:

- 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.
- 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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Total area: approx. 136.8 sq. metres (1473.0 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 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.

