



3 John Street

Market Rasen, LN8 3BN



Book a Viewing!

£150,000

A three Bedroom Semi Detached House perfectly positioned in the heart of the popular market town of Market Rasen. With a fantastic range of shops, supermarkets, cafes, pubs, and restaurants all within a short walk, there is everything you need is right on your doorstep. The property is also just a few minutes' walk from Market Rasen train station, with excellent local schools, healthcare facilities, and countryside walks nearby, offering both convenience and a great lifestyle. The property benefits from a block paved driveway providing parking for two vehicles, with timber gates leading to a private, low maintenance courtyard garden at the rear, complete with a garden shed. Internally, the accommodation comprises a Porch, Hallway, an L-shaped Lounge Diner, Kitchen and a First Floor Landing leading to two double Bedrooms and a smaller third Bedroom, which would make an ideal Study or Nursery. This home is ideally suited to first time buyers or buy-to-let investors and is offered for sale with no onward chain.





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 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').



ACCOMMODATION

PORCH

With timber external door and tiled flooring.

HALLWAY

Stairs leading to the first floor and radiator.

LOUNGE DINER

23' 9" x 13' 1" (7.24m x 3.99m) A bright dual aspect space with timber framed windows to the front and rear elevations and radiator.

KITCHEN

8' 4" x 7' 10" (2.54m x 2.39m) Fitted with a range of wall, drawer, and base units with worksurfaces over and tiled splashbacks, stainless steel sink drainer, integrated oven, four ring gas hob with extractor fan above, timber external door and window, tiled flooring, space for a fridge, plumbing and space for a washing machine and radiator.

FIRST FLOOR LANDING

With storage cupboard.

BEDROOM 1

13' 1" x 9' 0" (3.99m x 2.74m) With timber window to the front and radiator.

BEDROOM 2

10' 6" x 8' 5" (3.2m x 2.57m) With timber window to the rear and radiator.

BEDROOM 3/STUDY

7' 9" x 5' 2" (2.36m x 1.57m) With timber window, radiator and access to the roof space.

BATHROOM

8' 5" x 5' 0" (2.57m x 1.52m) Fitted with a low level WC, wash hand basin, bath with mains fed shower over, timber window, vinyl flooring, part tiled walls, radiator and extractor fan.

OUTSIDE

To the side of the property there is a block paved driveway providing parking for two vehicles and timber gates lead through to a private, low maintenance courtyard garden at the rear, which also benefits from a garden shed.





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

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 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

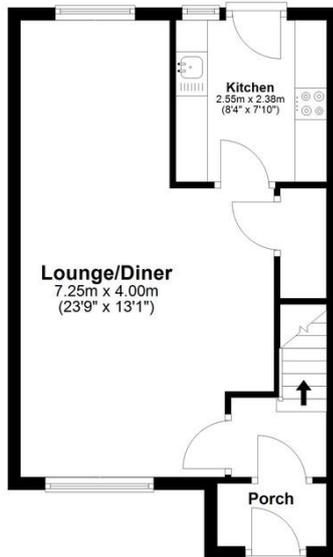
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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 herein a note verified.

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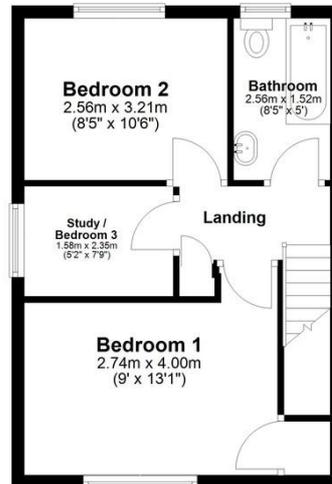
Ground Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.5 sq. feet)



Total area: approx. 71.5 sq. metres (769.3 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
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 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.

