



19 Anglian Way

Market Rasen, LN8 3RP



Book a Viewing!

£190,000

A modern Three Bedroom Semi-Detached House situated on a generous plot in a quiet cul-de-sac location within the popular Market Town of Market Rasen. The property offers living accommodation comprising of Entrance Hall, Lounge, Kitchen/Diner and a First Floor Landing leading to Three Bedrooms and a Bathroom. The property has a long driveway, detached single garage, and generous front and rear gardens. Viewing is highly recommended. NO CHAIN.





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').



HALL

With staircase to the first floor, laminate flooring and radiator.

LOUNGE

13' 5" x 13' 6" (4.09m x 4.13m) With double glazed bay window to the front aspect, electric burner set within a feature fireplace, laminate flooring and radiator.

KITCHEN/DINER

17' 0" x 8' 0" (5.20m x 2.44m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven and hob, integrated slimline dishwasher, spaces for washing machine and fridge freezer, wall mounted gas fired central heating boiler, understairs storage cupboard, laminate flooring, double glazed window to the rear aspect and double glazed sliding patio doors to the rear garden.

FIRST FLOOR LANDING

With airing cupboard.

BEDROOM 1

10' 2" x 9' 4" (3.11m x 2.87m) With a range of fitted wardrobes, double glazed window to the front aspect and radiator.

BEDROOM 2

10' 0" x 8' 11" (3.07m x 2.74m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

7' 10" x 6' 7" (2.40m x 2.02m) With double glazed window to the rear aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, tiled walls, towel radiator and double glazed window to the front aspect.

OUTSIDE

The property sits on a generous plot, with lawned garden to the front and long driveway providing off street parking for multiple vehicles and access to the garage. The detached garage has up and over door to the front, personnel door to the rear, light and power. To the rear of the property there is a large enclosed garden laid mainly to lawn with a covered patio seating area, flowerbeds and mature shrubs.





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.

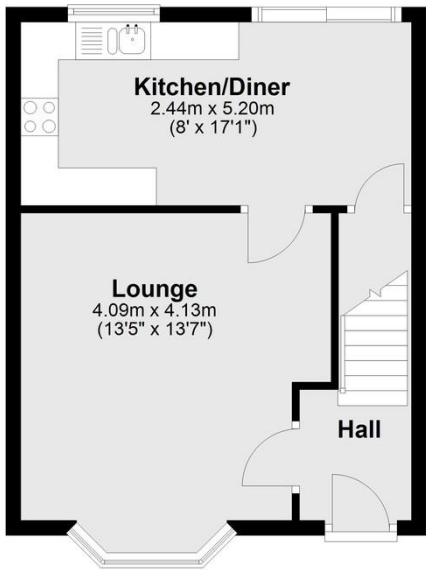
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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:

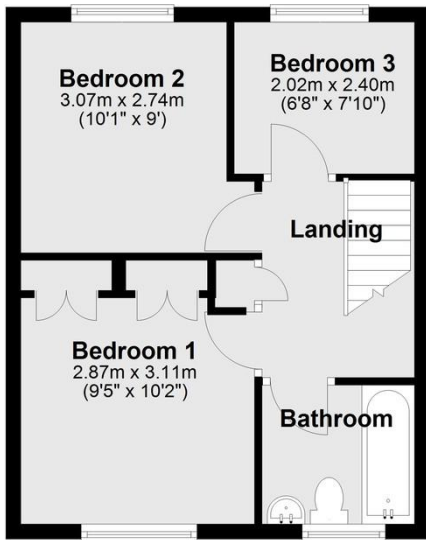
- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy has any authority to make or give representation or warranty whatever in relation to this property.
- All descriptions, dimensions, references to condition 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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Ground Floor
Approx. 34.7 sq. metres (373.9 sq. feet)



First Floor
Approx. 34.9 sq. metres (375.2 sq. feet)



Total area: approx. 69.6 sq. metres (749.0 sq. feet)

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.

