



**35 Caistor Road**

Market Rasen, LN8 3HY



Book a Viewing!

**£235,000**

A non-estate two double bedroom detached bungalow set on a generous sized plot within the centre of the popular town of Market Rasen and within a short walking distance into the market town centre and a range of local shops and facilities, whilst also being within walking distance for most to the train station. The property is set back within its own grounds and has a large frontage with lawn gardens and a large driveway providing ample off-road parking, which also gives access to the side of the property and a single garage to the rear, with adjacent low-maintenance gardens. Internally, the property is well-presented and offers potential for a layout change to provide an additional bedroom or even an extension to the rear of the property (subject to planning permissions). The current accommodation comprises of an entrance porch and hallway, dining area which opens into the kitchen, utility area, lounge, two bedrooms, bathroom and also steps from the utility area which lead to a large loft room giving further potential for conversion. The property is being sold with no onward chain.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – C.

**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

### ENTRANCE HALL

With UPVC double glazed window and external door, tiled flooring and electric radiator.

### INNER HALLWAY

### DINING AREA

10' 10" x 10' 11" (3.3m x 3.33m) With UPVC double glazed window, laminate flooring, radiator and opening into kitchen area

### KITCHEN

10' 6" x 10' 8" (3.2m x 3.25m) With UPVC double glazed window, laminate flooring, fitted with a range of base units with work surfaces over, 1½ porcelain sink drainer with mixer tap, freestanding range cooker with extractor fan over, integrated fridge and under-stairs storage area.

### LOUNGE

12' 11" x 11' 11" (3.94m x 3.63m) With UPVC double glazed window, fire surround and hearth with gas fire inset and two radiators.

### UTILITY AREA

6' 4" x 8' 8" (1.93m x 2.64m) With timber window and external door, tiled flooring, base unit with plumbing and space for washing machine below and doorway giving access to steps which lead to the loft room.

### BEDROOM 1

11' 5" x 9' 1" (3.48m x 2.77m) With UPVC double glazed window, fitted wardrobe and radiator.

### BATHROOM

8' 2" x 6' 6" (2.49m x 1.98m) With UPVC double glazed window, tiled flooring, fully tiled walls, low-level WC, wash hand basin, bath with mains shower over, heated towel rail and extractor fan.

### BEDROOM 2

11' 9" x 10' 0" (3.58m x 3.05m) With UPVC double glazed window and sliding door into the rear garden and radiator.

### LOFT ROOM

12' 11" x 26' 7" (3.94m x 8.1m)

### OUTSIDE

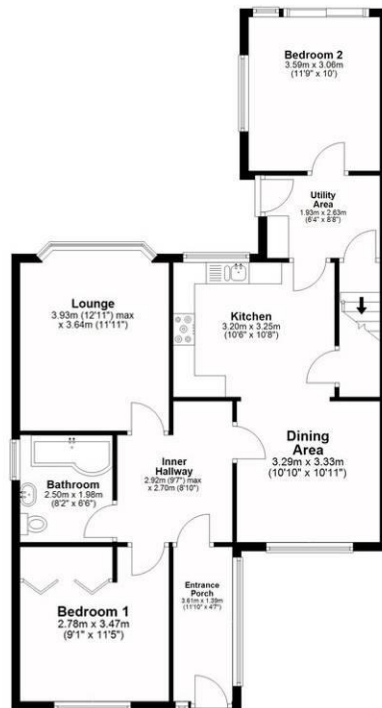
To the front of the property there is a large frontage with lawn gardens and a driveway providing ample off-road parking. A gravel area offers a turning space or additional parking if required. Double gates lead to the rear of the property with a further hardstanding area for more parking and access to a single garage. Furthermore, there is a seating area with flowerbeds and a brick retaining wall.





#### Ground Floor

Approx. 88.3 sq. metres (950.6 sq. feet)



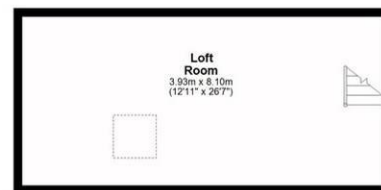
Total area: approx. 120.1 sq. metres (1293.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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Plan produced using PlanItUp

#### First Floor

Approx. 31.8 sq. metres (342.6 sq. feet)



#### WEB SITE

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#### SELLING YOUR HOME – HOW TO GO ABOUT IT

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#### 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.

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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:

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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