



**23 Dovecote, Middle Rasen,
Market Rasen, LN8 3UD**



Book a Viewing!

£275,000

NO ONWARD CHAIN A recently renovated Three Bedroom Detached Bungalow, beautifully positioned within the sought after village of Middle Rasen. This popular residential area is located close to the Market Town of Market Rasen, offering a wide range of local amenities including Shops, Train Station, Golf Course and Racecourse, while also sitting on the edge of the Lincolnshire Wolds. The property has been thoughtfully redesigned and tastefully refurbished by the current owners to a high standard. A newly configured internal layout creates a flowing open plan feel from the Kitchen through to the main living space. The home now features a stylish and well-fitted Kitchen, a modern Bathroom and a beautifully finished En-suite to the principal Bedroom. Internal accommodation briefly comprises of Entrance Hallway with fitted storage and Boot Room Area, L-shaped Lounge and Dining Room with bay windows, newly fitted Kitchen, modern Bathroom and an Inner Hallway leading to Three Bedrooms – the main with a contemporary En-suite Shower Room. Externally, the property benefits from a front lawn, private enclosed rear garden, driveway providing off road parking and access to a single garage.





SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND — C.

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

ENTRANCE HALL

With UPVC double glazed external door, tiled flooring, built-in cupboard with shoe rack and coat hooks.

LOUNGE/DINER

21' 4" x 16' 0" (6.5m x 4.88m) With two UPVC double glazed bay windows, laminate flooring and two radiators.

KITCHEN

13' 5" x 9' 8" (4.09m x 2.95m) With UPVC double glazed window and external door, tiled flooring, a range of wall, drawer, and base units with work surfaces over and tiled splashbacks, composite sink and drainer with mixer tap, integrated AEG double oven and four-ring hob with extractor fan, Bosch dishwasher, Hotpoint washing machine, wine rack, breakfast bar and vertical radiator.

BATHROOM

6' 8" x 5' 6" (2.03m x 1.68m) With UPVC double glazed window, tiled flooring, low level WC, wash hand basin with storage below and mixer tap, bath with shower over and panel boarding surround, heated towel rail, spot lighting and extractor fan.

INNER HALLWAY

BEDROOM 1

12' 10" x 11' 4" (3.91m x 3.45m) With UPVC double glazed window and radiator.

EN-SUITE

9' 3" x 5' 5" (2.82m x 1.65m) With UPVC double glazed window, tiled flooring, low level WC, wash hand basin with drawers, walk-in shower with 3D panel boarding, tiled walls, vanity unit, heated towel rail, spot lighting and extractor fan.

BEDROOM 2

11' 4" x 9' 2" (3.45m x 2.79m) With UPVC double glazed window and radiator.

BEDROOM 3

8' 2" x 6' 7" (2.49m x 2.01m) With two UPVC double glazed windows and radiator.

OUTSIDE

To the front there is a lawned garden and driveway providing off road parking and access to a single garage. To the rear there is a private, enclosed garden mainly laid to lawn.



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 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 and J Walter 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:

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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Ground Floor

Approx. 88.9 sq. metres (957.0 sq. feet)



Total area: approx. 88.9 sq. metres (957.0 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
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.

www.mundys.net