



**7 Lucas Way**

Market Rasen, LN8 3ZB



Book a Viewing!

**£290,000**

Situated on a modern new development in the market town of Market Rasen, this contemporary Three-Bedroom detached home offers spacious and flexible accommodation. The layout includes: Entrance Hallway, Lounge, Kitchen Diner, Utility Room, down stairs WC, three Bedrooms (Master with En-suite), family Bathroom, and an integral garage. Outside, there is driveway parking to the front and an enclosed rear garden with lawn area and patio. The property is also sold with NO ONWARD CHAIN.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – B.

**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

Entered via a composite front door, the hallway includes oak stair rail with stairs rising to the first floor, radiator and access to the lounge.

### LOUNGE

16' 11" x 10' 5" (5.18m x 3.19m) With a bright reception room with large UPVC double-glazed front window, fitted blinds, radiator, and multiple TV and USB points. Access to the entrance hall and kitchen diner.

### KITCHEN/DINER

8' 4" x 17' 9" (2.55m x 5.41m) Modern and spacious, fitted with a range of units and soft-close drawers, complemented by work surfaces. Integrated appliances include built-in oven, microwave, fridge freezer, gas hob with extractor, and dishwasher. UPVC French doors with side windows open onto the rear garden, fitted blinds and there is further access to the lounge, utility, and WC. Finished with spotlights, radiator, and laminate flooring.

### UTILITY ROOM

7' 9" x 5' 2" (2.38m x 1.59m) Practical space with work surface, spaces and plumbing for washing machine and dryer, wall-mounted combi boiler, radiator, fitted blinds, and composite door leading to the garden.

### DOWNSTAIRS WC

With fitted WC and hand basin, radiator, extractor, and continuation of flooring.



### FIRST FLOOR LANDING

With access to three bedrooms, family bathroom, storage cupboard, and loft.

### BEDROOM 1

14' 0" x 11' 5" (4.28m x 3.48m) Generous master bedroom with bay-style UPVC window to the front, radiator, built-in sliding wardrobe, and access to en-suite.

### EN-SUITE

7' 4" x 5' 9" (2.25m x 1.75m) Three-piece suite comprising shower cubicle with mains-fed shower, WC, wash basin with storage, chrome towel radiator, tiled splashbacks, extractor, UPVC window and laminate flooring.



### BEDROOM 2

12' 10" x 8' 11" (3.92m x 2.72m) Double bedroom with UPVC window to the front aspect, radiator, and built-in cupboard over the stairs.

### BEDROOM 3

7' 0" x 14' 0" (2.15m x 4.28m) Double bedroom with twin UPVC windows with fitted blinds overlooking the rear garden and radiator.

### BATHROOM

6' 5" x 8' 11" (1.95m x 2.71m) Modern three-piece suite comprising bath with mains shower, WC with storage, and wash basin with cupboard storage. Finished with tiled splashbacks, laminate flooring, radiator, extractor, and UPVC window.







## OUTSIDE

To the rear, an enclosed garden with paved patio, lawn area, and fenced boundaries. Gated side access via the utility room and around the garage. To the front, a driveway provides ample off-road parking and leads to the single integral garage with up-and-over door.

## GARAGE

15' 9" x 8' 11" (4.79m x 2.71m)

### 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](http://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 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

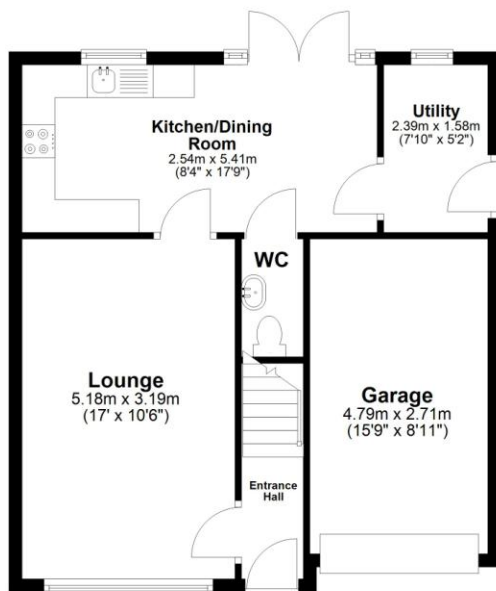
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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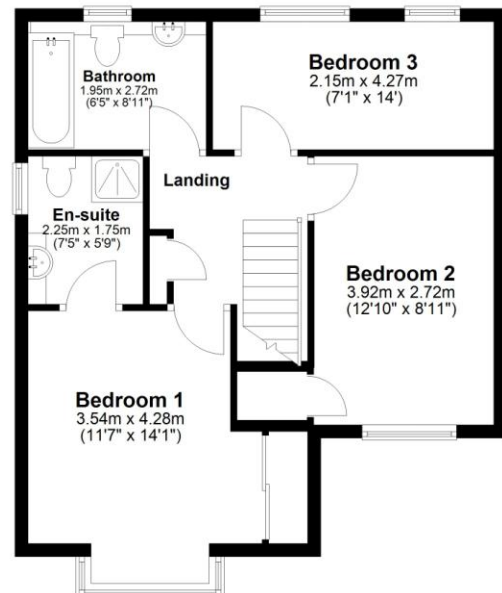
## Ground Floor

Approx. 53.8 sq. metres (579.6 sq. feet)



## First Floor

Approx. 52.6 sq. metres (565.9 sq. feet)



Total area: approx. 106.4 sq. metres (1145.5 sq. feet)

7 Lucas Way

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.

