



**1 Rase Close, Middle Rasen,  
Market Rasen, LN8 3UF**



**Book a Viewing!**

**£290,000**

A beautifully refurbished three-bedroom detached bungalow, situated in a quiet residential area within the sought after village of Middle Rasen, located just on the outskirts of the popular market town of Market Rasen. The property has been tastefully renovated and reconfigured by the current owner to a high standard, creating a modern and spacious layout designed around open plan living. At the heart of the home sits a generous Kitchen Diner, complemented by a stylish Lounge featuring a bespoke media wall. The Kitchen itself is fitted with a high quality range of contemporary units with quartz work surfaces and a full suite of integrated appliances, ideal for modern family living and entertaining. The property also features herringbone LVT flooring throughout the Entrance Hallway and Kitchen, oak internal doors to every room, and a luxury four piece Bathroom suite. The well-planned accommodation briefly comprises an Entrance Hallway, Lounge, open plan Kitchen Diner with Utility Room, Inner Hallway leading to three Bedrooms and the main Bathroom. Externally, the property occupies a generous plot with a driveway providing ample off-road parking, which also leads to a detached single garage. To the rear is a large, enclosed garden laid to lawn with patio and gravelled areas, ideal for outdoor entertaining and relaxation. The property is being sold with no onward chain, offering a superb opportunity to purchase a high quality, move in ready home in a peaceful yet well connected village location.

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#### **SERVICES**

All mains services available. Gas central heating.  
Solar panels (leased)

**EPC RATING** – B.

**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.

In order to comply with the Property Misdescriptions Act 1979 we must point out that the vendor is related to a member of staff at Mundys.





## ACCOMMODATION

### ENTRANCE HALL

With UPVC double glazed external door, herringbone LVT flooring, fitted cupboard, and sliding oak door.

### WC

With UPVC double glazed window, wall panelling, low level WC, wash hand basin with mixer tap and tiled splashback.

### LOUNGE

16' 1" x 11' 4" (4.9m x 3.45m) With UPVC double glazed bow window, feature media wall with TV recess, and radiator.

### KITCHEN/DINER

23' 2" x 13' 7" (7.06m x 4.14m) With UPVC double glazed window and timber door to utility room, herringbone LVT flooring, and fitted with a high quality range of wall, drawer and base units with quartz work surfaces, features include a Bosch hob with extractor over, Bosch double oven, integrated fridge freezer, bin storage and Bosch dishwasher, composite sink with mixer tap, spotlighting, and radiator.



### UTILITY ROOM

13' 0" x 3' 5" (3.96m x 1.04m) With UPVC double glazed door and window, worksurface with plumbing and space for washing machine below.

### INNER HALLWAY

Provides access to bedrooms and bathroom.



### BEDROOM 1

12' 6" x 11' 1" (3.81m x 3.38m) With UPVC double glazed window, wall panelling, and radiator.

BEDROOM 2 11' 5" x 8' 10" (3.48m x 2.69m) With UPVC double glazed window, wall panelling, and radiator.

### BEDROOM 3

8' 3" x 6' 9" (2.51m x 2.06m) With UPVC double glazed window and radiator.

### BATHROOM

9' 11" x 5' 6" (3.02m x 1.68m) With UPVC double glazed window, tiled flooring, partly tiled walls, and fitted with a modern four piece suite comprising low level WC, bath with shower attachment, wash hand basin with mixer tap and separate shower cubicle, heated towel rail, spotlighting, and extractor fan.

### OUTSIDE

To the front of the property, a driveway provides ample off road parking and leads to a detached single garage with power and lighting. There is also a well maintained front lawn with flowerbed borders. The rear garden is mainly laid to lawn with a patio seating area, decorative gravel sections, and further flowerbed borders – offering an attractive and private outdoor space.





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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, 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.

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**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**  
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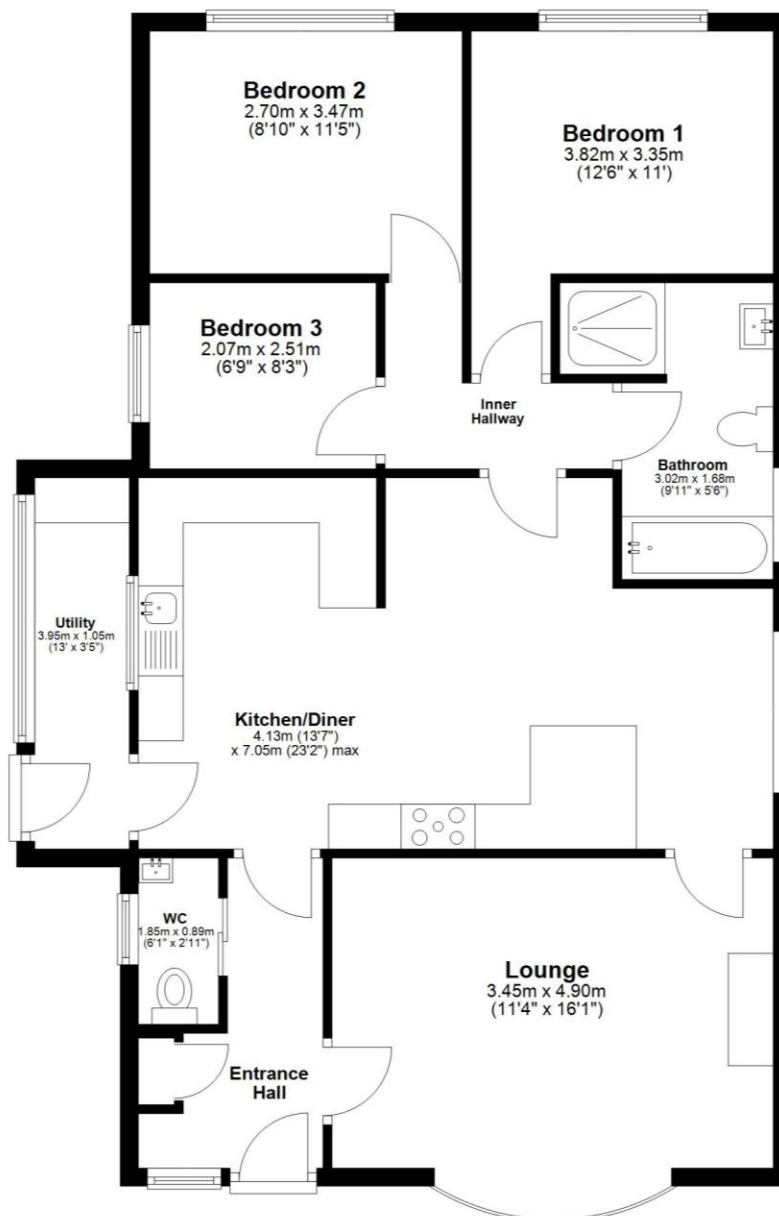






## Ground Floor

Approx. 93.0 sq. metres (1000.7 sq. feet)



Total area: approx. 93.0 sq. metres (1000.7 sq. feet)

**1 Rase Close**

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG26 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

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.



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