



## 37 Haydock Way

Market Rasen, LN8 3AX



Book a Viewing!

**£195,000**

A well-presented two bedroom semi-detached bungalow located in a quiet cul-de-sac position within the market town of Market Rasen. The property is conveniently situated within walking distance of the town centre and is also close to a local supermarket and the train station. The property benefits from secure gated parking and beautifully maintained gardens to the rear. Internally the bungalow is well-presented throughout and offers accommodation comprising of an entrance hallway, kitchen, lounge with doors opening onto the rear garden, bedroom one overlooking the rear garden, a second bedroom positioned to the front of the property and a bathroom. Externally there is a gated driveway providing secure off road parking to the front and gardens to both the front and rear.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – B.

**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 composite external door, radiator, storage cupboard and access to the roof void.

### KITCHEN

10' 8" x 7' 7" (3.25m x 2.31m) With composite external door and UPVC double glazed window. Fitted with a range of wall, drawer and base units with work surfaces over, integrated Neff oven, Neff four ring gas hob with extractor over, stainless steel sink and drainer, plumbing and space for washing machine, space for fridge freezer, wall unit housing the gas fired central heating boiler and radiator.

### LOUNGE

16' 5" x 11' 6" (5m x 3.51m) With UPVC double glazed French doors and two windows to the rear aspect, radiator and coving.

### BEDROOM 1

11' 3" x 9' 4" (3.43m x 2.84m) With UPVC double glazed window overlooking the rear garden, radiator and space for a freestanding wardrobe.

### BEDROOM 2

10' 11" x 9' 3" (3.33m x 2.82m) With UPVC double glazed window to the front aspect and radiator.

### BATHROOM

6' 8" x 5' 8" (2.03m x 1.73m) With UPVC double glazed window, low level WC, wash hand basin with tiled splashback, bath with tiled surround and shower over, radiator, spotlighting and extractor fan.

### OUTSIDE

To the front of the property there is a gated driveway providing secure off road parking together with a decorative slate garden with a range of shrubs. To the rear there is a patio seating area leading to a decorative gravel garden and lawn with surrounding flower beds and a garden shed.





#### 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

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#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

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

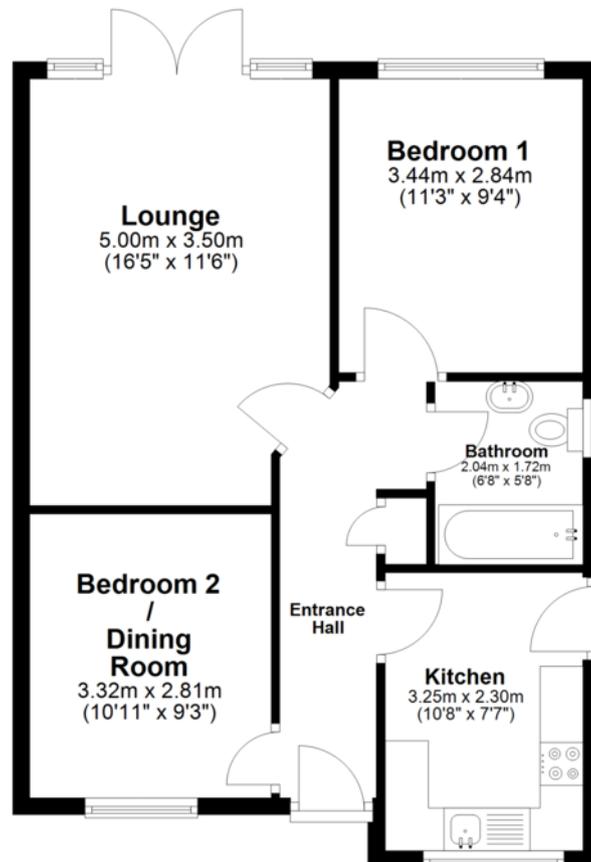
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## Ground Floor

Approx. 55.5 sq. metres (597.0 sq. feet)



Total area: approx. 55.5 sq. metres (597.0 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  
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01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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