



## 9 Arlington Road Newtoft, LN8 3NP



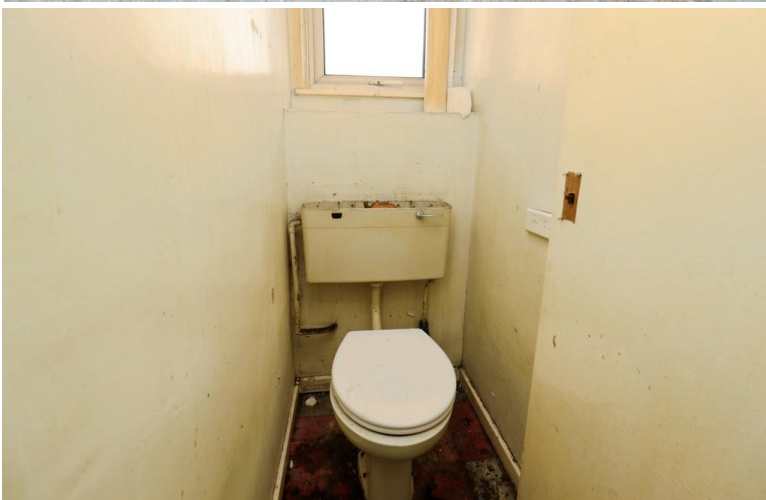
Book a Viewing!

### Guide Price £60,000

An investment opportunity for a Three Bedroom Terraced property located in Newtoft. The property requires modernisation and refurbishment. The accommodation comprises an Entrance Hallway leading into the Kitchen Area with access to a spacious Living Room. There are Three Bedrooms, a Bathroom and a separate WC. Outside, to the front there is a small garden area with surrounding hedgerow, along with an external storage room and access to a shared lawn area. To the rear there is a generously sized garden.



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### SERVICES

Electric, water and drainage mains services available. Oil central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

### LOCATION

Newtoft is a small village on the outskirts of Middle Rasen which was historically a collection of married quarters for the former RAF base and is now a thriving community linked by its useful sports field and very popular and active Social Club. Local Primary Schooling is available in the nearby village of Faldingworth, approx. 3 miles (Ofsted Graded 'Good') Market Rasen is situated approx. 4 miles from Newtoft and 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 guesthouses, 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

### HALL

4' 1" x 7' 4" (1.24m x 2.24m) With wooden external door, storage cupboard under the stairs and door leading into the kitchen.

### STORAGE

3' 11" x 4' 6" (1.19m x 1.37m)

### KITCHEN

13' 4" x 7' 4" (4.06m x 2.24m) Fitted with a range of wall and base units, boiler location, integrated electric oven, integrated induction hob with extractor fan over, stainless steel sink with drainer, radiator, door to the rear with window to the side and door leading into the living room.



### LIVING ROOM

13' 3" x 17' 7" (4.04m x 5.36m) With double radiators, UPVC double glazed window to the rear elevation, fireplace and doors leading to further accommodation.

### HALL

With radiator, wooden external door, window to the front elevation and stairs rising to the first floor.

### UPSTAIRS HALL

With radiator, storage cupboard, uPVC double glazed window to the front elevation, and doors leading to all rooms.

### BEDROOM 1

8' 11" x 15' 5" (2.72m x 4.7m) With radiator, cupboard/wardrobe and UPVC double glazed window to the rear elevation.



### BEDROOM 2

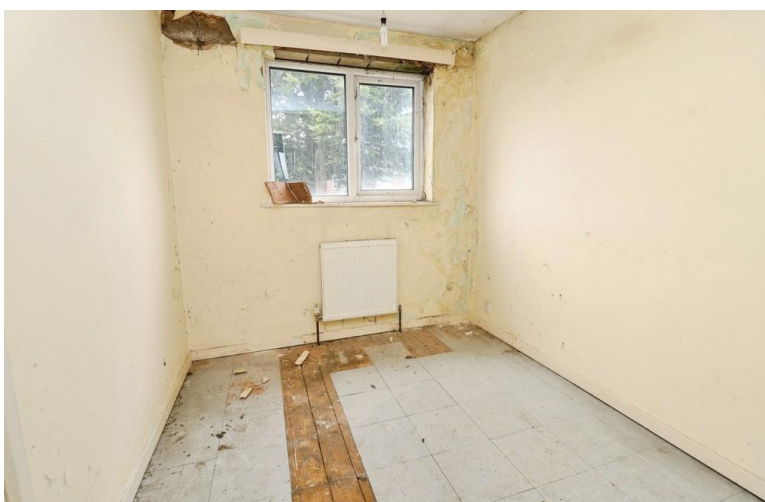
8' 10" x 6' 7" (2.69m x 2.01m) With radiator, storage cupboard, and UPVC double glazed window to the front elevation.

### BEDROOM 3

8' 11" x 7' 4" (2.72m x 2.24m) With radiator, storage cupboard and uPVC double glazed window to the rear elevation.

### BATHROOM

5' 6" x 4' 9" (1.68m x 1.45m) With radiator, bath, wash hand basin and UPVC double glazed frosted window to the front elevation.



### WC

5' 6" x 2' 6" (1.68m x 0.76m) With low level WC and UPVC double glazed frosted window to the front elevation.

### OUTSIDE

To the front there is a garden area with hedgerow, external storage room and access to a shared lawn area. To the rear there is a generous garden.



**WEBSITE**

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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 on 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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**GETTING A MORTGAGE**

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**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**

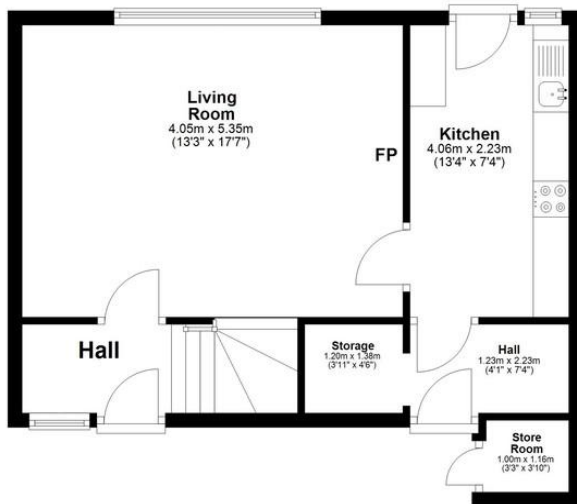
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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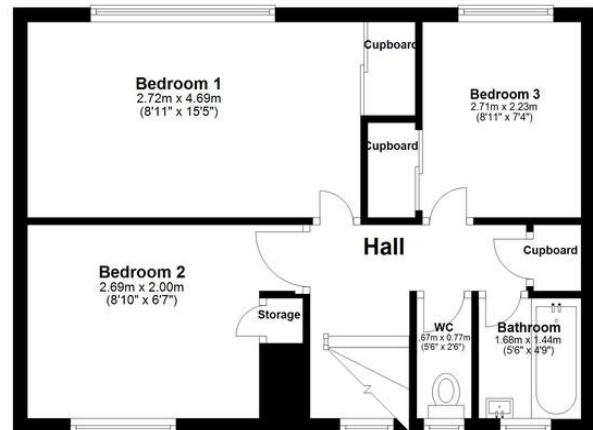
**Ground Floor**

Approx. 42.6 sq. metres (458.5 sq. feet)



**First Floor**

Approx. 42.9 sq. metres (461.5 sq. feet)



**Total area: approx. 85.5 sq. metres (919.9 sq. feet)**

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

Mundys Estate Agents  
Plan produced using PlanUp.

**29 – 30 Silver Street**  
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**22 Queen Street**  
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LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG25 0EN  
01636 813971

**46 Middle Gate**  
Newark  
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