



**Lindum Court, Willingham Road,  
Market Rasen, LN8 3RE**



Book a Viewing!

**£330,000**

Lindum is a spacious detached bungalow set back from Willingham Road in the popular market town of Market Rasen. The property situated on a non-estate within walking distance of market raising town centre with a variety of shops amenities, and a well regarded local nearby schools. The property occupies a generous plot and benefits from extensive parking suitable for multiple vehides, caravans, or motorhomes, along with a double garage, workshop and garden shed. Internally, the accommodation comprises an Entrance Hallway, four Bedrooms, including a principal Bedroom with En-Suite, a Living Room/Dining Room, Kitchen, and Utility Room. Externally, the property offers well-maintained gardens to both the front and rear, with a range of outdoor seating and storage areas. Viewing is recommended to appreciate the accommodation and plot on offer.





#### 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

##### HALLWAY

With wooden flooring, radiator, storage cupboard and uPVC double glazed frosted windows to the front elevation.

##### LIVING ROOM / DINING ROOM

23' 11" x 12' 11" (7.29m x 3.94m) With wooden flooring, radiators, electric fireplace, uPVC double glazed windows to the rear elevation and a uPVC double glazed bay window to the front elevation.



#### KITCHEN

10' 0" x 13' 11" (3.05m x 4.24m) With tiled flooring, radiator, fitted with a range of wall and base units, integrated stainless steel sink with drainer, serving hatch to dining room, space for cooker, integrated fridge, uPVC double glazed window to the rear elevation and uPVC double glazed frosted window to the rear elevation.

#### UTILITY ROOM

7' 7" x 14' 0" (2.31m x 4.27m) With tiled flooring, radiator, integrated stainless steel sink with drainer and uPVC double glazed windows to the rear and side elevations.

#### BEDROOM 1

11' 11" x 14' 11" (3.63m x 4.55m) With wooden flooring, radiator, uPVC double glazed window to the rear elevation and a uPVC double glazed frosted window to the side elevation.



#### EN-SUITE

8' 6" x 2' 9" (2.59m x 0.84m) With tiled flooring, radiator, low level WC, wash hand basin, walk-in shower and uPVC double glazed frosted window to the rear elevation.

#### BEDROOM 2

11' 7" x 12' 2" (3.53m x 3.71m) With wooden flooring, radiator and uPVC double glazed bay window to the front elevation.

#### BEDROOM 3

8' 3" x 8' 11" (2.51m x 2.72m) With wooden flooring, radiator and uPVC double glazed bay window to the front elevation.



#### BEDROOM 4 / STUDY

10' 0" x 7' 10" (3.05m x 2.39m) With wooden flooring, radiator and uPVC double glazed bay window to the front elevation.

#### BATHROOM

7' 6" x 6' 5" (2.29m x 1.96m) With tiled flooring, radiator, low level WC, wash hand basin, walk-in shower and uPVC double glazed frosted window to the rear elevation.

#### OUTSIDE

To the front of the property there is a large well-maintained lawn with shrubs and flowerbeds, a patio area overlooking the lawn and an extensive driveway providing parking for multiple vehicles and access to the rear via double wooden gates. There is an additional side access which leads to the rear garden. The gated frontage provides a secure front garden. To the rear there is a large tarmac area providing parking for multiple vehicles, caravans, or motorhomes, a double garage, workshop and a garden shed. There are raised beds to the rear with a greenhouse, large decking area, access to the front via both sides, with one side benefiting from double wooden gates opening to the front, helping to create a secure rear garden.



#### GARAGE

19' 0" x 18' 8" (5.79m x 5.69m) With electric double up and over doors, windows to the side elevations, external door and power connected.



## WORKSHOP

12' 0" x 15' 8" (3.66m x 4.78m) With double external doors and window to the rear elevation.

## GARDEN SHED

12' 0" x 7' 9" (3.66m x 2.36 m) With external door and window to the rear elevation.

## KEY FACTS FOR BUYERS

### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – E.

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

**TENURE** - Freehold.

**BROADBAND** - Check the broadband available for this property - [Broadband Checker](#)

**MOBILE COVERAGE** - Check the mobile coverage at the property here – [Mobile Checker](#)

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

### 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

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### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RCS Home Buyer Reports, call 015 22 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:

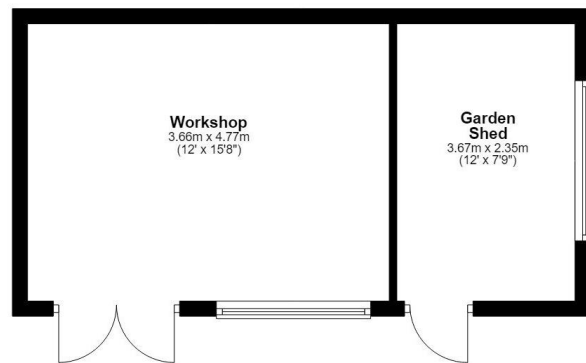
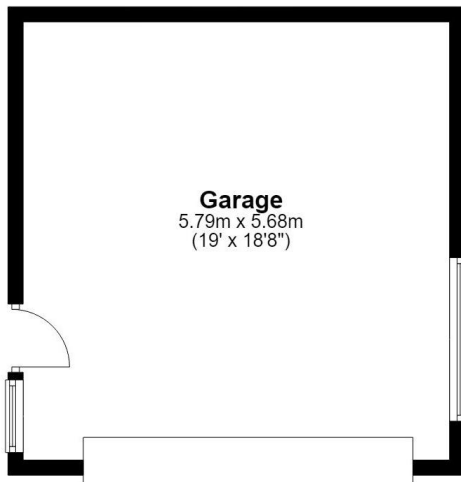
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## Ground Floor

Approx. 126.7 sq. metres (1363.5 sq. feet)



Total area: approx. 186.0 sq. metres (2002.1 sq. feet)

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

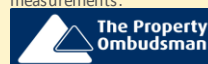
29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG26 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
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